

YOUGHAL

EOCHAILL

Development Plan 2009-2015



VOLUME I Survey and Analysis

Youghal Town Council



February 2009

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VISION

Youghal will strive to be a national and international tourist destination predicated on three development opportunities:

- **The realization of the importance of the historic core**
- **The improvement and expansion of the seaside amenity and related accommodation and leisure activity**
- **The development of a world class marina and related facilities**

Improvement of the public realm, facilities and services will be vital to achieve this goal for both the citizens and visitors of Youghal



SECTION 1 INTRODUCTION

1.0 INTRODUCTION

The Youghal Draft Development Plan 2009-2015 was approved by the Youghal Town Council for display on 3rd December 2007

The Draft Plan comprises three Volumes:

- | | |
|------------------|--|
| Volume 1: | Survey and Analysis |
| Volume 2: | Policies and Objectives
(Including RPS and various maps) |
| Volume 3: | Strategic Environmental Assessment. |

Accompanying documents not comprising the statutory Draft Plan include the Section 11 Managers Report and the Register of Protected Structures Study. These documents are available for inspection at the Town Hall during normal business hours.

It is hoped to make the Plan available on the Town Councils Website.

1.1. STATUTORY OBLIGATION

This Plan is written and made under Sections 9-17 of the Planning and Development Act 2000.

- Section 9** obliges Youghal Town Council to make a Plan every six years. The latest date for the completion of this Plan is February 2009. It is the intention to complete it at an earlier date if possible.
- Section 10** obliges the Development Plan to set out an overall strategy for the proper planning and sustainable development of the area. Section 10.2(a)-(m) requires the inclusion of 13 categories of objectives. Section 10.3 indicates additional categories of objective that may be included. Section 10.5 requires that information be provided on the likely significant effects on the environment of implementing the Plan.
- Section 11** details the procedure for preparing the draft Development Plan.
- Section 12** details the procedure for making the Plan.
- Section 13** details the procedure for varying the Development Plan.
- Section 14** details the procedure for including the preservation of rights of way in the Plan.
- Section 15** imposes a duty on the Planning authority to secure the objectives of the Development Plan.
- Section 16** details how copies of the Plan and associated reports and drafts are to be made available to the public.
- Section 17** addresses legal issues relating to evidence of a Development Plan.

1.2. PURPOSE OF THE PLAN

The main function of the Plan is to provide a planning framework for the town so that Youghal and its people can develop their potential within a sustainable context. It identifies the natural and man-made assets of the town and its amenities, while addressing the physical requirements of future growth. The aim is to secure a balance between employment, housing, services and amenities; thus enabling a basis for a stable well-integrated community. The Plan must be, as far as practicable, consistent with national plans, policies and strategies and with the County Development Plan.

Other functions of the Plan include:

- 1.2.1 The identification of development demands likely to arise over the next six years and more generally over a period of approximately 20 years.
- 1.2.2 The facilitation of sustainable and balanced economic investment, taking into account these demands.
- 1.2.3 A dialogue with and informing of all stakeholders in the town of the likely extent, pattern and form of future development.
- 1.2.4 The protection, conservation and enhancement of the environmental quality of the town within a sustainable pattern of growth.

1.3 FUNCTIONAL AREA OF THE PLAN

The statutory functions of this Development Plan apply to all of the lands within Youghal Town Council area. Cognisance will be taken of that area of the town that is located in the County area and of other relevant adjacent areas in the preparation of the Plan.

- 1.3.1 It is the intention of the Town Council to make available information on this Plan on the website for the Town.

1.4. MONITORING AND REVIEW PROCESS

It is a requirement under the Planning and Development Act 2000 for the Manager to prepare a report for the Members of the Council on the progress achieved in securing the objectives of the Development Plan, two years after the making of the new Plan. The Act also imposes a duty on the planning authority to take such steps as are in its powers and as may be necessary for achieving the objectives of the Development Plan.

1.5 FORMAT OF THE PLAN

The Plan is divided into three volumes as follows:

1. **Volume 1:** Survey and Analysis: outlines the background and analysis providing the basis for the Plan.
2. **Volume 2:** Policies and Objectives (Including RPS and various maps). Contains the Objectives, Policies, Strategies, Zonings and Standards of the Plan along with relevant maps. This volume outlines that the Town Council proposes to do based on the Survey and Analysis in Volume 1
3. **Volume 3:** Strategic Environmental Assessment. This attempts to assess the environmental impact of the plans proposals on the environment.

1.6. PERIOD OF THE PLAN

2009 - 2015 (SIX YEARS)

1.7. ACKNOWLEDGEMENTS

The staff of the County Architect's Department would like to acknowledge the valuable assistance of the previous Town Manager, Mr. Declan Daley, the current Town Manager, Ms. Patricia Power, the members of the Town Council, the many people who made submissions and suggestions and the town's people of Youghal.

We would also like to thank Liam Ryan, Town Clerk, his staff and also to those not mentioned here whose contribution is gratefully appreciated.

We would like to thank Ms. Brigid Fitzgerald and Ms. Sandra O'Brien, Consultant Conservationists, of Benchmark Architectural Research and Recording for the preparation of the Youghal Record of Protected Structures Study. We would also like to thank RPS, Environmental Consultants, for the preparation of the Strategic Environmental Assessment.

The Plan was drafted by the County Architects Department (County Architect; Denis Deasy, Dip. Arch., MRIAI)

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Photographs courtesy of Des Heffernan, Benchmark Architectural Research and Recording.

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SECTION 2 STRATEGIC OBJECTIVES

2.0 INTRODUCTION

The Youghal Town Plan was conceived within the context of a variety of other plans and strategies addressing issues of relevance to Youghal and at scales normally greater than that of the town. The following is a selected list:

- **National Spatial Strategy 2002-2020**
- **Regional Planning Guidelines 2004**
- **Cork Area Strategic Plan 2001-2020**
- **Cork County Development Board 2002**
- **CSR Recreational Needs Report 1999**
- **Cork County Development Plan 2003-2009**
- **Cork County Waste Management Strategy 2004**
- **Cork Strategic Retail Study 2002**
- **Cork Planning Authorities Joint Housing Strategy 2001**

In the succeeding pages these documents are summarised and the main implications for the Youghal Development Plan are indicated.

2.1 NATIONAL SPATIAL STRATEGY 2002 – 2020

It shall be an objective of the Plan to resonate with the proposals for the NSS and endeavour to avail of Youghal's urban strengthening opportunity as a self-sustaining town and to regain and to retain the town's status as a medium sized town in the ranking of town size in the State. The following are extracts from the National spatial Strategy which bear relevance to Youghal;

The following extracts from the National Spatial Strategy are relevant to Youghal;

2.1.1 South West Region

The South West (Counties Cork and Kerry) will contribute to balanced regional development through acting as a national/international gateway, supported by the Mallow hub at a pivotal location between Cork and Limerick.

Cork will build on its substantial and established economic base to lever investment into the South West region.

It will do this with the support of its scale of population, its third level institutions and the substantial capacity for growth identified in the Cork Area Strategic Plan (CASP). Implementation of CASP is important to secure the objectives of the NSS. Appropriate implementation structures supported by the local authorities and State agencies will be needed to drive this strategic plan forward.

2.1.2 County Towns and Towns Over 5000 Population

Tralee, Killarney and Mallow, as hubs, will perform important roles within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.

Towns close to Cork City, such as Midleton, Youghal, Cobh and Carrigaline, need to be promoted and developed as self-sustaining towns. They will benefit from proximity to Cork and at the same time build up their employment and services functions through the implementation of the Cork Area Strategic Plan, in particular through enhancing their road, rail and bus links to Cork City. [bold added]

It notes that the town has slipped from 26th to 27th place in the order of town size in the state, excluding Dublin, Cork, limerick, Galway and Waterford (p.145).

Comment

It will be desirable to resonate with the objectives of the National Spatial Strategy and to promote and develop Youghal as a self sustaining town. It would also be desirable to encourage Youghal to enhance its ranking in the order of town size in the state. Enhancing the physical qualities and improving local services would also be critical as stated above for the 'hubs'.

2.2 SOUTH WEST REGIONAL PLANNING GUIDELINES 2004

The following is an extract from the South West Regional Planning Guidelines 2004:

2.2.1 Population and Settlement

The urban population of the Region accounts for 54 % of the total population. Dublin is the only region with a higher urbanisation rate. Cork, with a population of over 250,000 inhabitants, is the second largest conurbation in the Country. Large towns outside the Metropolitan Area include: the Hub of Mallow, 8,937; Youghal, 6,597; Bandon, 5,161; and Fermoy, 4,804.

Outside of these conurbations, the population lives, primarily, in small towns, villages and rural areas. Given the extent of the Region, many of the medium-sized towns in North and West Cork and in Kerry play a critical role as residential and service centres for their respective hinterlands.

The vast majority of towns in the Region have experienced population growth in the inter-census period. The towns around the Gateway have experienced particularly strong growth, but, worryingly, the City population has declined yet again - a trend CASP and this Strategy seek to reverse. (p.21)

2.2.2 Other Parts of Zone 1

Other parts of this Zone include towns such as Youghal, Fermoy, Macroom, Bandon, and Kinsale, and their rural hinterlands. These towns play a dual role; in that they have a relationship with Cork, but also play an important role as employment and service centres for much of Zone 3 (see 2.2.4, below). These towns are in the CASP area and have accordingly assigned roles. The Towns have the potential to attract FDI, as well as developing a stronger indigenous sector. It is envisaged that growth in these towns will be employment-led and that they will not merely become dormitory towns for the Metropolitan Area. Commuting to the Gateway will obviously continue, but should not become the prime basis of growth.

Many of the towns are under residential development pressures due to their proximity to Cork and the relative price differential of housing. This residential development can play an important role in the regeneration of the towns, increasing critical mass and, hence, service levels and employment.

Care needs to be taken that this growth is directed to the towns and villages to maximise the economic and social benefits, reduce infrastructural costs to avoid urban sprawl, and to protect the amenities of the Area for agriculture, amenity and tourism. Much of the commentary in 2.2.4 (Zone 3), below, has a relevance to this Area. (P.28)

2.2.3 Infrastructural Development

While significant upgrading of the Region's physical infrastructure has been achieved over the current and previous National Development Plans, the Region

is still a laggard in terms of internationally accepted standards of infrastructural provision.

This Strategy supports the prioritised investments, as identified in terms of rail, road, broadband provision, water, sewerage, ports, airports and environmental protection schemes.

Commuter Rail

In particular, a prerequisite for the sustainable development of the Gateway is the development of new commuter rail in the Cork area, linking Mallow with Midleton and Cobh, in accordance with the transportation recommendations of CASP, and with the potential for further expansion to Youghal, at some future date. A vastly improved rail commuter service from Charleville, via Mallow, to Cork and Cobh, commenced in December 2003 and this, in effect, represents the first stage in the implementation of the CASP rail strategy. (p.33).

“The RPGs recognise the importance of the commuter rail proposals for the successful implementation of CASP and fully support the implementation of the proposals. Recognising that major public transport projects can only be justified if sufficient public transport demand is created, the RPGs propose the continued implementation of the CASP land use strategy, with particular reference to developments along the proposed rail corridors by Cork City and County Councils, and the development of the commuter service, track reinstatement, stations etc., contemporaneously with the land use developments.

The Guidelines welcome the recently introduced commuter rail services from Charleville and Mallow to Cork, with a number of through services to Cobh. This development can be viewed as the implementation of the first phase of the CASP rail proposals and gives an added impetus to the development of public transport in the Region.

Looking to the possibilities for further rail development, in the longer-term, the rail formation between Midleton and Youghal needs to be protected in the Cork County and Town plans, together with reservations for possible new station locations, to provide for the possibility of extending the line to Youghal at some future date. Plans should also provide, explicitly, for the protection of routes of sufficient width to allow for the increase in the number of lines along the rail corridors in the Region - especially where the lines are shared between mainline and commuter services (P.60)

2.2.4 Inter- Regional Environmental Issues

There is also a need for policy co-ordination in areas where the issues have an inter-regional impact.

The most obvious zone, from an environmental perspective, is the Shannon estuary. These Guidelines recommend that Kerry, Limerick, and Clare County Councils should, as part of the review of their development plans, jointly assess policy issues for the development and environmental protection of the estuary, and formulate an integrated common policy approach.

A similar approach needs to be taken by Cork and Waterford County Councils to the Youghal Harbour/Blackwater Valley area, and to the Galtee/Ballyhoura mountain area, on the Cork-Limerick- South Tipperary borders. (P.73).

2.2.5 Remainder of CASP Area

The strategy for the remainder of the CASP area is the reinforcement of the ring towns, as identified in CASP (Kinsale, Macroom, Bandon, Fermoy and Youghal) and the implementation of a complementary rural strategy that reflects the need to concentrate new development in compact sustainable forms - easily serviced by public transport, social, cultural and commercial facilities.

Each town's growth should, as far as possible, be employment-led, to avoid excessive commuting to the City and to build local viability and sustainability. CASP's town boundaries, for population purposes, differ from those used by the CSO, but Table 7.5 shows the scale of growth expected in each town. (P.83)

"Youghal should be able to attract further industry and increased tourism to the town once the bypass removes through traffic from the centre. Urban expansion should be contained within the line of the bypass, and new housing areas will need to be linked to the existing centre. Care will be needed in the location of the new retail facilities to ensure that they do not undermine the role of the town centre.

Youghal's potential for growth could be further strengthened in the longer term by the re-instatement of the Cork/Midleton/Youghal line. (P.84)

"The rural area around the ring towns should be developed by building up the towns and villages in these areas. Villages have the basic community and social infrastructure required to support an increase in population. Villages close to quality transport networks have greater potential to grow than isolated ones, but the potential of each village needs to be individually assessed in the development plan process.

Population growth and constraints on accommodating such growth in existing towns and villages are not likely to be such as to require new settlements in rural areas. The focus must be on developing and strengthening existing settlements, with a presumption against new settlements." (P.84)

Comment

This provides a useful summary and overview of the strategic issues facing Youghal. It will be desirable to encourage employment led growth and the upgrading of infrastructure including the Midleton to Youghal rail line.

2.3 CORK AREA STRATEGIC PLAN 2001-2020.

CASP covers an area determined by a journey time of about 45 minutes from Cork City and encompasses a spatial zone that includes principal towns such as Youghal, Fermoy, Mallow, Macroom, Bandon and Kinsale. Its main focus is the implementation of an integrated land use and transportation strategy, based on the development of a commuter rail corridor from Mallow to Midleton, with complimentary residential development to an appropriate density.

The key issues are identified in CASP as:

- The regeneration of Cork City, with improving educational, health and cultural facilities -
- Fostering the development of new service-based industries and commerce and urban renewal, with a particular focus and opportunity in the Docklands area for revitalisation as a mixed- use area.
- The development of Metropolitan Cork as an integrated unit - characterised by a single jobs and property market, linked together with a high-quality rail and bus system and the social cultural and educational facilities of a major European city (see Figure 4).
- Growth is based on rounding off the South and West of the City and developing the potential of the northern and eastern sides, by maximising the use of the existing rail corridor as a catalyst for the development of a fully integrated public transport system.
- Reinforcement of the ring towns and rural areas - focusing development effort on the ring towns and other towns and villages. The ring towns are best placed to attract new investment and to develop in a compact sustainable form, serviced by public transport and other services.
- Growth will be employment-led, so that these towns do not become dormitory towns for
- Metropolitan Cork. Different growth rates are planned for different towns, based on CASP assessments. Smaller towns and villages in rural areas are the focus for growth outside the ring towns, to enable the provision of local services.
- Infrastructure-led developments – whereby infrastructure be provided prior to or in tandem with housing and other developments.
- Creation of an integrated transport system – which is central and critical to the entire CASP.

These proposals include:

- New suburban rail services Mallow to Midleton/Cobh.
- Transport interchange and new rail station at Kent.
- Green routes for bus, cycle and walking.
- Park and ride facilities.
- Model shift to public transport
- Development of airport and port.
- North-West link around the City.

Protection and enhancement of the environment - landscape, water quality, nature, archaeology and architecture are vital components of a high quality of life and critical to delivering on the CASP vision. Proposals are included for a wide range of studies and plans.

This study proposes expanding Youghal and its environs at a steady rate over the 20 years of the plan. It proposes that the number of dwellings in Youghal Town should increase as follows (page 63):

Years:	Additional Dwellings:	Running Total:
2001	0	2,400
2001 - 06	400	2,800
2007 - 13	530	3,330
2014 - 20	480	3,810
2020 -	320	4,130

In addition it forecasts that Youghal hinterland (including Killeagh and Castlemartyr) will have an increase of 1,000 dwellings in the period.

Population: The population of Youghal Town is projected to grow from an existing 7,230 to 9,650 in 2020.

Youghal hinterland is projected to grow from 9,220 to 9,410 in the same period. Existing Planning applications would exceed these projections in the early years, if they were implemented. It seems more likely that construction will be spread over a longer period.

Comment

It will be desirable to complement the objectives of the CASP and pay particular attention to the protection and enhancement of the environment. Landscape, water quality, nature, archaeology and architecture are vital components of a high quality of life and critical to delivery on the CASP vision. It is also desirable that the Youghal Plan harmonises with the CASP projections concerning population growth in the town.

2.4 CORK COUNTY DEVELOPMENT BOARD STRATEGY 2002

Cork County Development Board (2002) Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011 was prepared by the Cork County Development Board (CDB). The objective of the CDB Strategy is to provide a single template to guide the activities of the many public sector agencies operating in the country. The objective is to prepare and implement a 10-year strategy to attain this objective.

The key challenges facing Cork County include:

The uneven growth between different parts of the county.

The uneven distribution in educational attainment in many parts of the county.

Agriculture accounts for a very high proportion of employment in the county while the proportion engaged in service sectors is well below average.

While the manufacturing sector is strong there is an over reliance on a narrow range of manufacturing sectors including food and pharmaceuticals.

Serious deficiencies remain as regards infrastructure.

The specific goals to be achieved by the strategy are:

- Provide an effective infrastructure that supports Sustainable Development throughout County Cork.

- To achieve a wide spread distribution of employment opportunities and economic growth with adherence to sustainable development principles
- To improve the quality of life for all.
- To provide equal access and opportunity to education and training.
- To raise education attainment levels.

The measures adopted to address these issues can be categorised under the headings of:

Infrastructure
Balanced sustainable development
Quality of life
Education and training.

Comment

These goals and strategies largely support the proposals contained in this Plan for transforming the town from a declining industrial economy to a post industrial knowledge, tourist and service economy.

2.5 COUNTY DEVELOPMENT PLAN 2003-2009:

The following is an extract from the County Development Plan 2003-2009:

“Youghal is located on Cork's eastern border with County Waterford. It is an important ring town and serves a large hinterland in both counties. Youghal is also an important tourist centre which will benefit from the completion of the Youghal by-pass currently under construction. The overall strategy aims to promote continued development of the town and its hinterland as an employment and service location and its coastal setting with its special recreational, heritage and marine tourism functions.

“31.1 Youghal in Context

31.1.2 In the overall strategy of this plan, Youghal is designated as a ring town. The strategic aims for Youghal are to promote the continued development of the town and its hinterland as an employment and service location; promote its coastal setting and its special recreational, heritage and marine tourism functions.

“Population Growth

31.1.3 The 1996 census recorded a population of 5,943 persons, equivalent to 1,885 households, in the town of Youghal. By the year 2000, it is estimated that this had grown to 6,510 persons, equivalent to 2,240 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 600 households approximately by 2011.

“31.1.4 This would bring the 2011 population to around 7,200 in approximately 2,840 households

Key Planning Considerations

31.1.5 Substantial parts of the area administered by the Town Council remain undeveloped and, therefore, most of the planned growth for the town will be accommodated within their area.

“31.1.6 The town of Youghal is particularly attractive enjoying a fine townscape and a beautiful seaside setting. Much of the shoreline to the north and west is designated a candidate Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area. The steep slopes to the east of the town centre and in the northern part of the town’s environs contribute significantly to the town’s setting.

“31.1.7 The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

“31.1.8 The town continues to suffer adverse effects arising from the conflict between through and local traffic. Over the years, this has had a seriously adverse effect on the environmental quality of the town centre. Once the bypass currently under construction is brought into use, this trend will begin to reverse and it will be possible for traffic to gain access to a number of areas where new development is proposed without the necessity of passing through the town centre.

“31.1.9 The present drinking water supply is from River Glendine at Boola, County Waterford. It is treated and pumped to three reservoirs at the top of Cork Hill. This supply is just adequate to meet the needs of the town and expansion programmes are in place for its upgrading.

“31.1.1 The sewerage system is combined with the surface water drainage and receives primary treatment before being discharged into the estuary. Although the system is adequate for present capacity there is a need for separation of the effluent and construction of a treatment plant.

“31.1.11 Parts of the town centre are liable to tidal flooding. Separation of the foul and storm-water drainage is essential.

Problems and Opportunities

“31.1.12 In recent years, Youghal has experienced significant growth and some development pressure, mainly for residential development and tourist accommodation. During the period of this plan it will be important to establish a balance between residential and employment generating development in order to encourage the

town to be more self-contained rather than reliant on relatively long distance commuting towards Cork.

“31.1.13 For many years the town was served by a railway line linking it with Midleton and Cork but this is now disused. Consideration is now being given to the reopening of this line, initially between Cork and Midleton, but possibly eventually to Youghal. This would significantly enhance the potential of the town particularly with regard to tourism development.

“31.1.14 Also of importance, both to the town generally and to the tourist industry, is the need to exploit the opportunities to enhance the town centre that will arise from the completion of the bypass.

31.2 Overall Zoning Approach: Youghal Environs

31.2.1 A new development boundary has been proposed for Youghal Environs. It includes the area where new development is proposed outside the area of the Town Council’s jurisdiction.

31.2.2 The development boundary proposed has followed the line of the proposed by-pass to the west of the town. As a result, it includes substantial areas of predominantly open land uses that are not, generally, intended for development but nevertheless form part of the structure of the town. These areas have been made the subject of specific objectives.

Comment

This provides a useful summary and over view of the town and it will be desirable to integrate the policies and objectives of the Town Council with those of the County Council.

2.6 CORK PLANNING AUTHORITIES JOINT HOUSING STRATEGY 2001

The Cork Planning Authorities Joint Housing Strategy 2001 has the following objectives:

- Ensure that sufficient land is zoned to meet housing requirements in the region for the lifetime of the plan
- Ensure there is a mixture of house types and sizes to meet the needs of various households.
- Ensure that housing is available for people on different income levels
- To provide for the need for both social and affordable housing.

The strategy had three key points:

1. Over the years 2001-2011 around 38,000 new households are expected to form in Cork City and County.
2. The distribution of households will be directed by strategic spatial planning policy
3. An estimated 5,000 residential units will have to be provided each year to 2006.(p.11)

Table 4, p.14 set the following targets for housing size and distribution:

Household size and distribution		Urban housing size distribution		Suburban housing size distribution	
1 person	27%	1 bed	15%	1 bed	5%
2 person	34%	2 bed	35%	2 bed	20%
3 person	16%	3 bed	35%	3 bed	40%
4 person	16%	4 bed	10%	4 bed	25%
5+ person	8%	5 bed	5%	5 bed	10%
Total	100%		100%		100%

The strategy (p.29) estimated that by reserving 20% of residential zoned lands for social and affordable housing around 5-600 units per year may become available for these combined needs.

The strategy proposed 4 policy principles, 18 policies and over 60 policy actions to achieve the objectives outlined above.

Comment:

The figures regarding household size are useful targets for inclusion in the Youghal Plan. It will be desirable that the Town Council supports Cork County Council in its implementation of the Housing Strategy while at the same time recognising the special aspirations that Youghal has regarding the provision of low density housing.

2.7 WASTE MANAGEMENT PLAN FOR CORK COUNTY. (2004)

The plan provides the following summary of waste produced in County Cork:

Sector	Total Arising 2002 (Tonnes)
Household	119,777
Commercial	96,018
Non-Hazardous Industrial	438,403
Hazardous Industrial	115,347
Municipal sludges	4,489
Construction and Demolition	500,000

The total quantity of waste deposited in Cork County landfills in 2003 was 169,393 tonnes. There are four landfill sites operated by Cork County Council, five civic amenity sites and 133 Bring sites in the county.

The Waste Management Plan proposes 10 objectives for waste prevention, 21 for waste collection, 12 for waste recovery, 11 for disposal, 7 for packaging, 6 for litter, 6 for Hazardous waste management and 5 for general waste management. The Waste Management Plan proposes investment of €70M in the county in the period 2004-2009 and estimates operating costs by Cork County in addressing the waste issue at €53M per annum.

Comment

From the planning perspective it is important to take note of this important trend and with the County Council to allocate land use for these sustainable uses. For the most part the collection, sorting and transshipment uses, properly regulated, can be located in many industrial estates. It is desirable that the Youghal Town Council work with the County Council in zoning and regulating land use for these functions.

2.8 CORK RECREATIONAL NEEDS REPORT. (1999)

Cunnane, Stratton Reynolds

The Cork Recreational Needs Report prepared by Cunnane, Stratton, Reynolds was produced in 1999. This report provided much valuable data on the extent of and requirements for Sporting facilities in the LUTS area. The report detailed existing (1999) provision and perceived demand for the following sports:

Sport	Existing Provision in LUTS area	Recommended additional Provision
GAA	93 pitches	14 Pitches
Soccer	97 Pitches	10 Pitches
Rugby	28 Pitches	1 Pitch on north side
Hockey	8 Pitches	5-8
Swimming Pools	8 Pools	1 Pool
Indoor Sports Halls	47 Halls	2-5 Halls
Fitness/Multi Gyms	21 Units	Upgrade existing
Golf	15 Courses (252 holes)	1 Course on North side
Pitch and Putt	19 courses	1 new course
Athletics Tracks	3 tracks	Upgrade existing
Tennis	128 courts	Upgrade existing

The report recommended the following objectives:

- o That all existing land and facilities be retained in their present use.
- o That provision be enhanced both qualitatively and quantitatively
- o That means of implementation be identified.
- o That all new developments make adequate provision for the full range of sport and recreational activities anticipated to arise.

The report also included a recommended schedule of recreation and open space provision which is included in Paragraph 13 below.

The report confined itself to the above sports and did not include:

Water Sports: Sea sports, Outdoor Swimming, Beach, Sailing, windsurfing, cruising, motor boats, ski Jets, Angling etc., Cycling, Walking e.g. Urban 1-3 mile walks, rural long distance walks of 10-20 miles etc.

Comment

The study offers a useful methodology and standards for assessing the present and future recreational requirements of Youghal.

Conclusions

The above are the main plans and strategies that inform the strategic direction of the Youghal Plan. The principal strategic objectives are:

- Promote and develop Youghal as a self sustaining town.
- It would be desirable to encourage Youghal to enhance its ranking in the order of town size in the state.
- It will be desirable to encourage employment led growth and the upgrading of infrastructure including the Midleton to Youghal rail line.
- It will be desirable to pay particular attention to the protection and enhancement of the environment including landscape, water quality, nature, archaeology and architecture which are vital components of a high quality of life and critical to delivery on the CASP vision.
- It is desirable that the Youghal Plan harmonises with the CASP projections concerning population growth in the town.
- It is desirable that Youghal transform itself from a declining industrial economy to a post industrial knowledge, tourist and service economy.
- It is desirable that Youghal provide for the present and future recreational requirements of Youghal
- It is desirable that Youghal integrate the policies and objectives of the Town Council with those of the County Council.
- It is desirable that the Youghal Town Council work with the County Council in zoning and regulating land use for waste management functions.



SECTION 3 SOCIAL AND ECONOMIC SURVEY

3.0 SOCIAL AND ECONOMIC SURVEY

It will be desirable that the Town Council supports Cork County Council in its implementation of the Housing Strategy while at the same time recognising the special aspirations that Youghal has regarding the provision of low density housing.

In accordance with Section 10 of the 2000 Planning and Development Act it is necessary to include a statement of the overall strategy guiding the Plan:

The priority objective must be the promotion of a balanced and sustainable development that takes account of the values and concerns of all stakeholders in the town.

3.1 POPULATION

The following Table shows Population of Youghal Town Council, Environs and Rural District as recorded in the last eight Censuses:

Youghal and Environs population 1971-2006						
Year	Youghal TC	%Change	Environs	%Change	Total	%Change
1971	5,445		181		5,625	
1979	5,796	6.5%	248	37%	6,044	7.5%
1981	5,870	1.3%	225	2.8%	6,096	0.9%
1986	5,706	-2.8%	246	9.3%	5,951	-2.4%
1991	5,532	-3.1%	296	20%	5,828	-2.1%
1996	5,630	1.8%	313	5.8%	5,943	2%
2002	6,203	10.2%	394	25.9%	6,597	11%
2006	6,393	3.1%	392	0.5%	6,785	2.8%

Source: census for the relevant year

The Youghal Town Council population has grown from 5,445 in 1971 to 6,393 in 2006, a growth of 17.4% during the 35 year period. The combined population of the Town and environs has increased from 5,625 to 6,785, an increase of 16.5%.

The age distribution for the past two censuses is as follows:

Youghal Population – age distribution 2002-2006						
	0-14	15-24	25-44	45-64	65+	Total
2002	1,310	927	1,992	1,539	829	6,597
2006	1,376	799	2,120	1,629	861	6,785

Source: census for the relevant year

Comment

The 0-14 and 15-24 cohorts remain quite strong with an average of c.100 persons per year. This bodes well for the continued growth of the town in the long term.

The three main cohorts 1-14, 15-24 and 25-44 remain steady with an average of 100 persons per year. Any major increase in the population in the short to medium term is likely to stem from in-migration rather than natural increase.

The following table indicates the number of people who resided at a different address one year previously and the location of that previous address. This is a measure of the degree of mobility for the population in 2002 and also gives an indication of migration patterns for one year:

Usual residence one year previously					
Total	Same address	Different address total	Different address – same county	Different address – other county	Different address - outside state
6,224	5,714	510	351	66	93
Source: 2002 Census. Vol4, Table 18: Persons aged one year and over and resident at their usual residence on census night, classified by usual residence one year previously. Note that the total population does not correspond with the total population of the town as there were c.169 visitors not normally resident in the town present on census night.					

Comment:

In 2002 there are some 510 new residents in the town of which 351 previously resided in the county, 66 outside the county and 93 overseas. There is no indication as to how many of the 93 overseas migrants were Youghal people returned from overseas.

The following table indicates the country of birth:

Country of Birth. 2002							
Total	County of usual residence in ROI	Other county in ROI	Northern Ireland	England Wales Scotland	Other EU countries	US A	Other countries
6,324	5,008	754	32	396	38	27	69
Census 2002: Vol. 4 Table 33: Persons usually resident (and present in their usual residence on census night) in each town of 1,500 population, including environs, and classified by country of birth							

Comment:

The bulk of the resident population (80%) were born in Co. Cork with a further 12% born in Ireland. Some 6.8% were born in the UK and 2.7% were born elsewhere.

The following table indicates the marital status of the population:

Marital status.					
	Total	Single	Married	Separated	Widowed
2002	6,597	3,542	2,398	298	359
2006	6,785	3,546	2,544	360	335
%increase;	2.8%	0%	6.1%	20.8%	-6.7%
Source: 2002+2006 Census					

Comment

There has been an increase in the numbers of separated persons. This will have an effect on the average household size in the town.

POPULATION AND THE CORK AREA STRATEGIC PLAN 2001-2020

This study proposes expanding Youghal and its environs at a steady rate over the 20 years of the plan. It proposes that the number of dwellings in Youghal Town should increase as follows (page 63):

CASP housing and Population projections 2001-2020			
Years:	Additional Dwellings:	Running Total:	Population
2001	0	2,400	
2001 - 06	400	2,800	7,230
2007 - 13	530	3,330	
2014 - 20	480	3,810	9,650
2020 -	320	4,130	

In addition it forecasts that Youghal Hinterland (including Killeagh and Castlemartyr) will have an increase of 1,000 dwellings in the period.

Population: The population of Youghal Town is projected to grow from an existing 7,230 to 9,650 in 2020.

Youghal hinterland is projected to grow from 9,220 to 9,410 in the same period. Existing Planning applications would exceed these projections in the early years, if they were implemented. It seems more likely that construction will be spread over a longer period.

3.3 EMPLOYMENT AND ENTERPRISE

The following details have been extracted from the relevant census tables:

Sector Employment in Youghal 1981-2002.					
INDUSTRIAL GROUP	1981 Census	1986 Census	1991 Census	1996 Census	Youghal Labour Force '02
Agriculture, Forestry & Fishing	41	32	40	27	24
Mining, Quarrying	0	2	1	3	2
Manufacturing Industries	520	468	501	659	635
Building & Construction	164	134	85	128	351
Electricity, Gas, Water	15	23	16	21	33
Commerce, Insurance, Finance, and Business Services	319	315	284	360	

Wholesale and retail trade					339
Hotels and restaurants					157
Banking and financial services					62
Real estate, renting and business activities					168
Transport, Communication and Storage	70	50	53	56	106
Public Administration & Defence	65	71	68	77	109
Professional services	287	282	315	393	
Education					137
Health and social work					281
Other community, social and personal services					104
Other Industries or not stated	133	123	183	234	179
TOTAL AT WORK	1,614	1,500	1,546	1,958	2,687
Total population Youghal	6,096	5,951	5,828	5,943	6,597
Labour participation Yghl:	26%	25%	26%	33%	41%
Total Population National			3,525K	3,626K	3,917K
Total at Work National:			1,382K	1,533K	1,800K
Lab Participation National			39%	42%	46%
Source: 2002 Census, Vol Table 14					

INDUSTRIAL GROUP	% of Youghl Labour force 02	% of Youghl Pop 2002	Ntnl Labour force 2002	% of Ntnl Labour force 02	% of Ntnl Pop 2002
Agriculture, Forestry & Fishing	0.9%	0.4%	97K	6%	2.5%
Mining, Quarrying	0	0	6K	0.4%	0.15%
Manufacturing Industries	24%	9.6%	244K	15%	6.2%
Building & Construction	13%	5.3%	149K	9%	3.8%
Electricity, Gas, Water	1.2%	0.5%	11K	0.6%	0.3%
Commerce, Insurance, Finance, and Business Services					
Wholesale and retail trade	13%	5%	219K	13%	5.6%
Hotels and restaurants	5.8%	2.4%	81K	5%	2%
Banking and financial services	2.3%	1%	70K	4.2%	1.8%
Real estate, renting and business activities	6.2%	2.5%	151K	9.2%	3.8%
Transport, Communication and Storage	3.9%	1.6%	96K	5.8%	2.5%
Public Administration & Defence	3.9%	1.6%	94K	5.7%	2.4%
Professional services					
Education	5%	2.1%	109K	6.6%	2.8%
Health and social work	10%	4.3%	143K	8.7%	3.6%
Other community, social and personal services	3.9%	1.6%	64K	3.9%	1.6%
Other Industries or not stated	6.6%	2.7%	101K	6.2%	2.5%

Source: 2002 Census, Vol Table 14

Comment

The census has changed the classifications of jobs in the 2002 census to take more account of the diversity of the services sector. The details for “Occupation” from the 2006 census are not available at the time of writing. (Summer 2007).

It is noted that the primary sectors, agriculture, mining etc. continues to decline or stagnate as would be expected in an evolving economy.

Looking first at trends within Youghal we note that Manufacturing continues to hold its own and has increased by 22% over the past 21 years to 2002.

The four new categories, Wholesale and retail trade, Hotels and restaurants, Banking and financial services, Real estate, renting and business activities which would correspond to the previous category of Commerce, Insurance, Finance, and Business Services have increased dramatically during the period 1981 to 2002 from 319 to 726, an increase of 227%. This would be expected in an economy transitioning to a service economy.

Transport communication and storage along with public administration have both increased by c.60% which would equate to the increase in GDP and numbers at work over the 1981-2002 period.

The new categories of Education, Health and social work, and Other community, social and personal services which has roughly replaced the old category of Professional services has shown substantial increase from 287 to 522, and increase of 81%, and again illustrates the transition of the economy to a services based one.

The implications from this increase in the service economy are that although manufacturing will continue to be an important generator of employment, particularly export orientated employment, the services sector does not necessarily need to be located in "industrially zoned" land. In other words to cater for the services sector there is a need for more varied zonings including mixed uses, retail, enterprise and other categories of land use.

The above figures do not indicate the number of jobs in the town. They indicate the number of persons resident in Youghal and environs who are engaged in the above economic activities. Such activities are not necessarily conducted in Youghal Town and there could be persons working in the town who are not resident.

Turning now to a comparison between Youghal's labour statistics and the national figures it is noted that Youghal's labour participation rate lags that of the National labour participation rate. At 41% it is still 5% below the national average. This may be due to the relative shortage of part-time service jobs in the town.

Youghal is below the national average in agriculture and primary sectors as would be expected for an urban area. As a percentage of the labour force manufacturing and construction have high representation at 24% and 13% of the labour force respectively compared to 15% and 9% nationally.

In wholesale and retail trade, the Education Health and social work, other community, social and personal services and "other Industries or not stated" it conforms approximately to the national average.

However in hotels and restaurants, banking and financial services, real estate, renting and business activities, transport, communication and storage and public

administration & defence, it is significantly below the average. This highlights the need for Youghal to rebalance its economy and catch up in the service sectors.

Such service sector industries may not always be suited for lands zoned for traditional “industry” and may be better suited to business parks, mixed use areas, town centre areas etc. This is a matter that will need to be borne in mind in the Plan.

3.3.1 Industrial Land Bank

The I.D.A. has 17.5 acres in the Cork Hill area of which 4.5 acres is available for development. The Town Council have developed 11 sites at Foxhole for sale for light Industrial / Commercial uses.

3.3.2 Port Activities

Youghal owes much of its previous existence to its role as a sea port. This traditional role had died out this Century, but there continues to be some activity on Greens Quay. There are problems associated with this activity namely that it brings unnecessary heavy goods and haulage traffic into the town centre, it is not visually attractive given its proximity to a heritage and tourist orientated town and seriously prejudices development on adjoining lands. Further it is considered that the quayside could be more beneficially used for leisure sailing activities thereby enhancing tourist potential of the town.

There is a strong case for moving the off-loading and haulage activities to the quay at the north end of the Slob Bank and redeveloping the Green’s Quay area for Town Centre and tourist uses.

3.3.3 Industry and Enterprise

The global, local and national economy continues to evolve in response to changing technology and changing markets. In order to adapt to changing circumstances Youghal requires new categories of employment/enterprise type areas:

- Areas for Foreign Direct Investment. These are usually capital intensive enterprises that require extensive standalone sites. There are very few landholdings within the Bypass that would be of sufficient scale for the larger types of FDI. Smaller scale FDI may be located within the Bypass.
- Indigenous small industry. These generally require smaller scale sites and generally take little interest in their neighbours. There are a number of industrially zoned sites within the Bypass and a lesser number within the Town Boundary for this purpose.
- Waste collection, transit and recycling. The options of landfill and “airfill” (incineration) are diminishing options and recycling is the way forward for the bulk of future waste. In a sense it is the reverse of the manufacturing process and ought to be treated with appropriate consideration. Because

of current poor perceptions of the waste industry it is desirable that such land uses are grouped together.

- Internationally traded business services: These are Software firms, Design and Consultancy firms, financial services, etc. and generally require high quality campus style business parks.
- Business to Business services: Services, Retail and Logistics: These are firms that provide services and incidental supplies to other firms and are generally not open to the retail consumer. Traditionally this comprised businesses such as warehousing, logistics, office supplies, plant hire etc. and with the growth of “outsourcing” the sector has grown and has become more diverse and important.
- Tourist industry. This is a sector that frequently requires its own specialist zoning.

3.4 TOURISM AND LEISURE



Introduction

Youghal was one of Ireland's major seaside resorts in the days before cars and package holidays were common-place. The railway provided access for thousands of day trippers. The resultant business brought a major financial injection to Youghal's economy. Increased mobility has led to a major change in tourism patterns. There is general agreement that Youghal has lost a large part of its traditional tourism market and has not succeeded in taking full advantage of its many assets to attract alternative tourism.

Heritage Town

Youghal was designated a Heritage Town by Bord Failte. This allowed certain works to be aided by an EU grant. The Visitor Centre was developed and Environmental improvements carried out.

Designated Status

Youghal was designated as a Seaside Resort in need of renewal at the time of drafting of the last plan. This allowed considerable tax advantages for tourism developments which were carried out within a short period. The effect has been dramatic, particularly on the provision of accommodation. Approximately 400 units of accommodation have been constructed. These are mainly in the self catering category. Most are registered with Bord Failte and have achieved high star ratings.

The Youghal Tourism Development Plan 1989

Recognising Youghal's deficiencies, Tourism Development Ltd. was formed in 1989 and commissioned a Tourism Development Plan which was published in spring 1990. The Tourism Development Plan has been accepted, in principle, by Youghal Town Council. The physical proposals contained in the Tourism Plan were incorporated as Specific Objectives in the 1991 Development Plan. Good progress has been made on many of these.

The Youghal Tourism Development Plan 1989 recommended the following elements to developing the tourist industry in Youghal:

- Promotion of Heritage and culture
- Development of Activity Holiday facilities including:
 - Marina
 - Sea angling
 - Board sailers
 - Equestrian facilities
 - Cycle and walking trails
 - Base for tour operators in the Blackwater Valley
 - Golfing
- Hotel provision
- Development of the Strand area.
- Development of tourism infrastructure including;
 - Blackwater cruises
 - Development of Irish food products
 - Development of evening entertainment
 - Development of tourist retail outlets.
 - Marketing and promotion
- Implementation organisation.

The Present Situation

The Youghal tourist industry can be considered under the following headings:

Attractions

The main attractions in the town are:

- Three miles of Blue flag beaches and accessible quays for water sport and sailing activities.
- Tourist/Heritage trail including guided tours.
- River and Sea angling and boating.
- Ecological/Conservation areas.
- 18 hole golf course.
- 18 hole pitch and putt course.
- Floodlit tennis courts, GAA pitches, soccer pitches, rugby pitches.
- A Greyhound Racing Track.
- Walkways and promenades.
- Water based activities including canoeing, Deep Sea angling, Sailing, fishing, Water Sports.
- The town centre is steeped in history and heritage with much of its built heritage still visible and accessible.
- A visitor centre.
- Heritage Museum.
- Art Gallery.
- Arts and drama clubs.
- Amusement arcades.
- 10 Pin bowling.
- Squash courts, badminton court.
- Cinema.
- Community Hall Theatre.
- Major leisure centre including swimming pool opened in 2006.

Shopping

There is a reasonable number of tourist related shops and there is room for growth in this area.

Entertainment

The town has a reasonable number of pubs and two night clubs, (The Quays and Station) a Visitor Centre, Heritage Museum, amusement arcade and cinema. There are a number of festivals during the year. The town has quite a well developed range of water based activities. These facilities and events cater for local residents and tourists alike. The town needs to expand this sector.

Bars and restaurants

The town has a reasonable number of bars, restaurants and cafes and these can be expected to grow with the increase in tourist numbers.

Transport facilities

Accessibility at present is not entirely adequate and is a matter that requires attention.

Accommodation

The town has four hotels/guesthouses and a number of B&B's as well as two caravan parks and extensive holiday apartment accommodation. The town needs two modern four or five star 200-bed hotels with substantial conference, leisure and health resort facilities and with room for future expansion. One ought to be located close to the town centre and another close to the beach.

There is a need to develop attractions through an organised New Product Development process to refresh the present attractions and develop the true potential of the town. There is also a need for improved promotion, signage and interpretation facilities.

Possible future attractions:

- Access to and development of the Blackwater along the navigable portion of this water way.
- Youghal's unique military history.
- The development of the very large natural harbour.
- The Estuary/ecological area to the north of the town.
- The sailing potential of the harbour and its environs.
- A new Marina and sailing facilities leveraging the high spending power of the yachting market.
- Two new 200+ bedroom Hotel with ancillary conference, leisure and health resort facilities to take advantage of Youghal's seafront location
- Measures to develop and make accessible the approximately 5+ Km of south and east facing shoreline that the town enjoys.
- Measures to further develop aquatic based activity holiday.

There is strong potential for the old town centre to become the tourist focus of the area. This will require additional space for:

- Tourist attractions
- Marina
- Tourist shopping
- Tourist transport
- Tourist accommodation
- Tourist entertainment
- Tourist food and drink

All of the above will require additional floor space to be allocated for them. There is also a need to integrate these specific use strategies with area strategies.

There is a need for a Marketing plan to improve Youghals attraction targeting:

- Independent travellers
- Tour bus tourists (+ operators)

- Cruise travellers from Cobh and Cork
- Repeat travellers
- Corporate market

It is important to target different age groups.

Conclusion

The current major weakness in Youghals Tourism infrastructure is the lack of modern large scale hotels in the immediate vicinity of the town. The Walter Raleigh and Devonshire lack scale, facilities and site area to expand.

There is an urgent need for two new 200+ bedroom Hotel with ancillary conference, leisure and health resort facilities to take advantage of Youghals seafront location. One needs to be located close to the existing Town Centre so as to generate business for the centre and one needs to be located in the vicinity of the beach to take advantage of this superb resource.

Although the Council has not commissioned a marketing study to “prove” the viability of such facilities the benefits to the town are so obvious and the potential is so great that the council would be remiss not to include the provision of two new hotels as key priority objectives in the Plan.

3.5 CONSUMER RETAIL AND COMMERCIAL SERVICES

Shopping/Retail

Youghal has a traditional role as a shopping and service centre for the surrounding area. It has three medium sized supermarkets, and many speciality shops.

Shopping has been identified as an essential facility to serve tourism and can in fact be a major attraction in itself. The present mix of shops does not seem to be serving this market (and taking advantage of it) to a major extent. Towns which have established a large tourist market (e.g. Kinsale, Dingle, Kilkenny, Killarney, etc.) have a large variety of shops which are interesting to browse around - Craft Shops, Antiques, Art Galleries, Craft Workshops, Fashion Shops, etc. Youghal is weak but is showing signs of improvement. Good quality restaurants and coffee shops are also an essential ingredient. While there are a number in Youghal, competition and choice need to be improved.

Consumer Retail and commercial Services

The following table has been extracted from table 2.1 of the Cork retail hierarchy matrix:

	Existing retail floorspace Sq M.	Existing population	Population target 2020
Ballincollig	8,213	16,760	26,000
Carrigaline	8,026	12,880	17,420
Cobh	3,036	11,570	14,570
Midleton	7,584	10,150	21,000
Glanmire/Riverstown	2,203	7,030	5,110
Blarney	3,500	1,870	14,570
Youghal	10,000	6,785	9,650

At the time of writing (summer 2007), the County Council Retail Strategy consultants have not completed their survey work and a report in the immediate future is not expected. Accordingly the policies of the Town Council will have to rely on its own assessment of the retail and town centre requirements for the town.

The existing retail usage in Youghal is estimated at 7-10,000 square meters, which is entirely inadequate for a town of this size and catchment area.

The following is a brief summary of what the Town Council is proposing in the Youghal Draft Plan that has a retail component:

- Rezoning “Indian Point, Mill Road” site from Industrial to Retail/commercial.
 - The developer is proposing some 8-10,000 sq m of retail with 30-35% food and 65-70% non food.
- Rezoning Greens Quay from various zonings to Town Centre zoning. It is a hope and expectation that the town centre and town centre uses will expand eastwards from the historical town centre into this area. It is proposed to develop a Town Centre niche retail strategy to enhance the marketability of the historical town centre and of the Greens Quay area which it is hoped will provide for the expansion of the town centre.
- Rezone a portion of the “Sloblands” for Mixed Uses with the stipulation that it include;
 - A Marina.
 - A 150-200+ bed hotel with conference, leisure and health resort facilities along with a substantial area of high quality amenity space.
 - A strong retail and service component.
 - A high quality residential component.
 - A series of integrated urban spaces.
 - Very High Quality landscaping.

The following are categories of retail floor space that require attention:

- Convenience shopping.
- Comparison shopping.
- Bulky goods shopping.
- Car showrooms.
- Petrol stations.
- Retail services:
 - Professional.
 - Physical e.g. hairdressers, shoe repairs etc.
 - Financial.

The old town centre needs to reassess its role and function in the modern world and re-position itself so as to cater for a balance of the following strategic functions:

- Its function as a local shopping centre – it is essential that the existing Supervalu supermarket is retained (and perhaps expanded) in the town centre to serve the needs of the immediately adjoining population and to serve as an anchor for the existing ancillary shops.
- Its function as a leisure and entertainment centre.
- Its function as a civic centre and as the symbolic centre of the town.
- Its function as a service centre.
- Its function as a tourist centre – shopping, entertainment, accommodation, attractions. and the need for New Product Development (attractions) (e.g. genealogy centre)
- Its function as a heritage repository.
- Its function as a potential Arts forum/arena – i.e. its potential to develop as an artistic centre.
- Its waterside amenity potential.
- Its function as a port.
- Bus, car and Cycle parking provision.

There is a need for an inventory of the limited amount of space that is available for essential town centre uses and a need to budget this and relocate non essential retail uses to edge of town locations.

There is a need to reassess the future retailing role of the old town centre. Clearly it is impossible for the existing congested town centre, constrained on the east by the sea and designed 150-300 years ago for a population of less than 2,000 to cater for the modern retail requirements of a population up to 20,000. There is anecdotal evidence that substantial volumes of shopping expenditure are being diverted to Midleton and other areas, expenditure that should properly be spent in the Youghal area. There is also evidence that enhanced vitality in the Youghal retailing sector would encourage retail entrepreneurs to establish in the town and is also encourage the entrepreneurial energies of existing retailers in the town.

A growing retail function will produce a spiral of growth in the town. The more retail investment and the more shopping, town centre and service facilities that

are provided the more people will shop in the town. The more people shop in the town the more investment there will be in local shopping facilities.

It would be desirable that the Town Council works with the County Council in ensuring that Youghal has an adequate retailing infrastructure commensurate with its population and aspirations.

It is intended to produce a Town Centre niche retail strategy which will examine ways to enhance the role and marketability of the historical town centre and enable it to expand as required eastwards towards the sea.

Type I and Type II Town Centre and Retail uses

It is important to distinguish between Type I and Type II town centre uses:

Type I Town Centre uses comprises:

- Convenience shopping.
- Niche shopping e.g. bookshops, small electronics, opticians etc.,
- Tourist shopping.
- Personal services e.g. hairdressers, dry cleaners, travel agents etc.
- Professional services, e.g. solicitors, accountants, architects, engineers, doctors, real estate, health professionals, etc.
- Civic functions, e.g. library, museum etc.,
- Financial services.
- Small scale office uses.
- Accommodation.
- Entertainment, e.g. cinema, theatres, galleries etc.
- Leisure, e.g. night clubs, bridge clubs, clubs and societies, gym etc.
- Food and drink, e.g. bars, restaurants, café's, etc.

Type II, Retail Park type shopping which require extensive ground level parking and large inexpensive "shed" type accommodation, e.g.

- Car showrooms.
- Garden Centre.
- D.I.Y.
- Brown Goods, e.g. furniture, carpets etc.
- Large white goods, e.g. fridge freezers, cookers, etc.
- Bathroom, Tiles, Wooden floors (BTW).

None of Type II uses are suitable for the scale or character of the existing buildings in the town centre. The Type II uses require large "sheds" of thousands of square meters in areas with large amounts of ground level car parking. It would be impossible to accommodate such uses in the existing town core without levelling buildings heritage value.

An appropriate strategy for Youghal is to retain the existing old town centre for Type I shopping and uses and utilise the "Sloblands" for Type II shopping, (in addition to other uses). The three large food stores; Tesco, Lidl and AN Other foodstore on the "Indian Point, Mill Road" site will form a nodal connection and anchor between the two types of shopping.

Even by relocating the Type II retail uses to the Sloblands it is unlikely that the existing town centre will have sufficient space for Type I retail and all the ancillary Town Centre uses expected of a local service centre of Youghal's size. Consequently it is intended that the Type I uses will extend eastwards into Green's Quay area with the intention that the ground floor of most buildings will accommodate Type I uses.

To ensure the orderly development of the retail sector in the town it is intended to develop a niche retail strategy for the old town centre with a view to enabling them to take full advantage of the new business that the Type II retailing will attract to the town. The combination of enlarged food store hub, retail park type shopping in the "Sloblands" and invigorated niche retail strategy for the old town centre will enable the town centre in due course to expand into Green's Quay.

The new county retail Strategy is in preparation at the time of writing, (summer 2007) and the provisions of the old strategy do not adequately represent the current conditions.

Rather than adopt a prescriptive, quantitative approach a gradualist approach is preferred whereby the market is tested as each additional increment of retail and town centre use is added.

3.6 HOUSING

The following table has been extracted from the CSO:

Population residing in various categories of dwelling 2002					
	Total	Detached house	Semi-detached	Terraced	
Youghal	6,210	1,788	1,639	2,139	
	Percent	29%	26%	34%	
All town > 1,500	2,241,862	491,754	904,153	600,364	
	Percent	22%	40%	27%	
National	3,791,316	1,780,038	1,037,222	668,955	
	Percent	47%	27%	18%	
	Flat or apartment in purpose built block	Flat or apartment in converted house	Flat or apartment in commercial building	Caravan mobile or temporary structure	Not stated
Youghal	304	90	118	14	118
	5%	1.5%	2%	0.2%	2%
All town > 1,500	131,936	42,614	16,310	6,670	48,061
	6%	2%	0.7%	0.3%	2%
National	136,630	49,949	24,077	20,574	73,871
	3.6%	1.3%	0.6%	0.5%	2%
Source: Census 2002					

Comment

This table does not tell us the numbers of detached, semi-detached houses etc., only the number of people living in such category of dwelling. However it does provide a useful proxy. Some light is thrown on the perception of the construction of the proportion of apartments and semi-detached houses by the fact that 29% of the towns population live in detached houses, 60% in semidetached or terraced houses and only 7.5% in apartments or flats.

By and large Youghal conforms to both the national average and the average for towns over 1,500 for flats and apartments. For detached houses it scores higher than the average for towns with population over 1,500 but significantly lower than the national average. For semi detached houses it approximates the national average and is significantly higher than the average for towns with population in excess of 1,500 population. For terraced houses it scores significantly higher than both the national average and the average for towns with populations in excess of 1,500.

At a national level we can see that in 2002 the Irish population was quite well housed with 47% living in detached houses and a further 27% residing in semi detached houses. With some 30% of all dwellings being one-off detached dwellings in the country side we would expect that only 20% of the population live in detached houses in urban areas. From this perspective Youghal's 29% of population living in detached houses in urban areas would seem to be above the national average. Never the less the proportion of dwellings in the detached category is a matter of concern and will be addressed in the plan.

It is noteworthy that the number of persons living in semi detached houses approximates the national average but the number living in terraced houses is substantially above the average. Again this is a matter that requires attention in ensuring a balanced mix of houses to suit all lifestyles and stages of life.

The above figures are largely historical and understate the very substantial number of apartments that have recently been built nationally and in Youghal since 2002. Whether the Youghal planning authority should require developers to replicate the 2002 national proportions of the various categories of dwellings on their lands in Youghal is a complex question given that there is a tendency for those with the means to live in detached houses to live in the countryside. On the other hand if there were a greater supply of detached houses in the town perhaps there might not be such a tendency to do so. Perhaps a happy medium can be found by requiring some proportion of the various categories between the national and Youghal averages. At the very least it is reasonable to require that the percentages of detached dwellings approximate that of 2002 and that sites with existing detached dwellings are not redeveloped for multiple units.

In considering house size and density the following town planning ratios are normally applied:

Density

This is generally referred to as the number of units per acre/HA. Up until the late 1990's, in the case of suburban housing in small to medium sized towns, this

normally equated to around ten semi-detached units per acre. There is a desire to increase densities closer to the town centre but the number of dwellings to be provided will be influenced by the location of the site.

Plot Ratio

The proportion of floor space relative to the area of the site. Up until the late 1990's, in the case of suburban housing in small to medium sized towns, this normally fluctuated around 1,000-1,500 sq m of floor space per acre, equating to a plot ratio of 0.25-0.35. Since then with the introduction of terraced, three storey town houses, duplexes and apartment blocks in suburban areas this figure has climbed significantly without necessarily improving the residential amenities of the suburbs.

Site Coverage

The proportion of the site that the dwelling covers with its "footprint". Up until the late 1990's this normally approximated to 500-700 sq m per acre, or around 11-18%, corresponding to around ten semi detached houses per acre.

The "Residential Density Guidelines for Planning Authorities" (1999) produced by the Department of the Environment generally discouraged the use of such metrics and recommended their replacement with a set of "qualitative" considerations. Where it did refer to density metrics it encouraged higher rather than lower densities, largely in the interests of "efficient" use of land. It did not make any recommendations on the desirable proportions or mixes of house sizes. The encouragement to higher densities does not take account the preference of considerable sections of the population for low density development. What effect the residential Guidelines have had on encouraging people who are dissatisfied with high density development to move to one off houses in the countryside has not been studied. The fact that in 2006 some 1,300,731 people out of a total population of 3,917,203 (33%) lived in the countryside would suggest that high density living does not appeal to all.

The following is an extract from the Guidelines referring to "Outer Suburban/Greenfield Sites" which would correspond with the majority of the undeveloped residentially zoned land in Youghal:

"Outer Suburban/'Greenfield' Sites:

These may be defined as open lands on the periphery of cities or towns whose development will require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.

Such lands would probably represent most of the large scale accretions to our urban areas of the past 20 years and have been developed at net densities of between 15 to 20 dwellings per hectare (6-8 dwellings per acre) in a detached or semi-detached form.

Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare (14 - 20 per acre) and such densities should be encouraged generally.

Development at densities less than 20 dwellings per hectare (8 per acre) should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares. On lands proximate to existing or proposed public transport corridors, densities in excess of 50 dwellings per hectare (20 dwellings per acre) should be permitted, subject to appropriate qualitative safeguards.

Where ‘greenfield’ lands are to be served by existing or improved public transport corridors, planning authorities should consider the preparation of Local or Action Area Plans for such expanded areas, setting targets for increased density yields.

In exceptional cases, where for reasons of proximity to an environmental or ecologically sensitive area or where there is a need to make an appropriate transition between higher density development and the open countryside, planning authorities might consider identifying very limited areas of lower density development in their Development Plans.”

To provide 14-20 detached houses per acre with a floor space of 150 sq m and reasonable garden space of say 200 sq m each on one acre, while allowing for roads, footpaths and public open space of 10% would a challenging task. It is important to note that the Guidelines are not a directive and the particular aspirations of Youghal in regard to the provision of low density development in certain areas will necessitate that a strict interpretation of the Guidelines may not always be appropriate.

Age of dwellings 2002						
	Total	Pre 1919	1919-40	1941-60	1961-70	
Youghal	2,305	442	196	166	206	
		19%	8.5%	7.2%	8.9%	
All town >1,500	782,864	70,351	61,820	98,162	82,726	
		8.9%	7.8%	12.5%	10.5%	
National	1,279,617	167,033	114,304	146,206	114,010	
		13%	8.9%	11.4%	8.9%	
		1971-80	1981-90	1991-95	1996-2002	Not stated
Youghal	306	181	114	543	151	
	13.2%	7.8%	4.9%	23.5%	6.5%	
All town >1,500	135,990	97,910	63,489	124,844	47,572	
	17.6%	12.4%	8%	15.8%	6%	
National	216,497	170,403	94,199	197,134	59,831	
	17%	13.2%	7.3%	8.3%	4.6%	

Source: Census 2002

Comment

The construction boom decades of 1961-1980 pale into insignificance compared to the six years 1996-2002. More houses were built in those six years than the twenty years, 1961-1980, or the forty years, 1920-1960. Since 2002, the council estimate that the construction rate has accelerated even more with an estimated 150-200 houses per annum being built in 2005 and 2006. If this rate of construction is continued over the 10 years 2006-2016 then Youghal can expect to almost double its existing housing stock and to increase its population, conservatively, by 60%. The census does not distinguish between permanently occupied residences and holiday homes nor does it enumerate vacant dwellings at the time of writing (summer 2007). The actual number of dwellings is probably higher. The number of dwellings predating the First World War substantiates the high percentage of heritage structures in the town.

The percentage of pre 1970 and post 1970 houses in Youghal amount to 43.6% and 56.4% respectively.

In all towns over 1,500 population the pre 1970 and post 1970 percentages amount to 39.7% and 60.3% respectively. Nationally pre 1970 and post 1970 percentages amount to 42.2% and 57.8% respectively. Youghal's population live in housing stock that is marginally older than both the national average and the average for towns with populations in excess of 1,500.

Note the relatively small number of occupied houses built nationally between 1996 and 2002, and an average of 30-35,000 p.a.

Type of sewerage and water supply					
Total households	Public mains water supply	LA group water scheme	Private group water scheme	Other private water source	No piped supply
2,305	2,117	118	3	3	0
Water supply not stated	Public sewerage scheme	Septic tank	Other sewerage scheme	No sewerage facility	Sewerage facility not stated
64	2,145	83	13	2	62
Source: census 2002					

Comment

Over 91% of the dwellings in the town report that they avail of a public mains supply and if one counts the group water schemes taking a supply from the public mains the figure goes to 97%. Over 93% of households report being connected to the public sewerage system with almost 4% relying on septic tanks. At over 83 the absolute number of septic tanks is a little high for a built up area and it would be desirable to encourage the connection of all houses to the public system.

Occupancy type 2002				
	Total	Owner occupied with mortgage	Owner occupied without mortgage	Being purchased from LA
Youghal	2,305	733	696	115
	Percent	32%	30%	5%
National	1,279,617	484,744	461,166	44,783
		38%	36%	3.4%
Rented from LA	Private rented unfurnished	Private rented furnished	Occupied rent free	Not stated
255	76	321	37	72
11%	3%	14%	1.5%	3%
88,206	25,883	115,576	21,560	37,669
6.8%	2%	9%	1.6%	2.8%
Source: Census 2002.				

Comment

The percentage of owner occupied residences at 62% in Youghal is lower than the national average of 74%. The percentage of residences being rented or purchased from the local authority in Youghal at 16% is higher than the national average of 10.2%. The percentage in private rented accommodation in Youghal at 17% is higher than the national average of 11%. In terms of personal wealth this would suggest that the population of Youghal in aggregate has fallen behind that of the national average.

Number of family units 2002 + 2006						
		Tot family units	Husband + wife without children	Husband + wife with children	Lone mother with children	Lone father with children
Youghal	2002	1,638	446	878	271	43
Youghal	2006	1,798	554	870	329	45
		Percent	31%	48%	18%	2.5%
National	2006	1,053,170	203,554	560,386	117,851	26,869
		Percent	19%	53%	11%	2.5%
Source:Census 2006						

Comment

We note that the percentage of couples without children is higher than the national average as is the percentage of lone mothers with children. Other miscellaneous tables that are of interest.

YOUGHAL DEVELOPMENT PLAN 2009-2015

Number of households of the following categories 2002 + 2006							
		Total private house holds	One person	Husband + wife or couple	Husband + wife or couple with children	Lone mother with children	Lone father with children
Youghal	2002	2,311	576	409	814	247	38
Youghal	2006	2,486	599	508	824	289	40
		Percent	24%	20%	33%	11%	1.6%
National	2006	1,469,521	329,450	269,542	517,331	130,853	21,689
		Per cent	22%	18%	35%	9%	1.4%
		Husband + wife or couple with other people	Husband + wife or couple with children and other people	Lone mother with children and other persons	Lone father with children and other persons	Two family units with or without other persons	Three or more family units with or without other persons
Youghal	2002	30	59	22	5	7	0
Youghal	2006	33	34	21	3	23	0
	Per cent	1%	1%	1%		1%	
National	2006	23,877	31,714	13,994	3,244	19,822	435
	Per cent	1.5%	2%	1%	0.2%	1.3%	0%
		Non-family households containing related persons	Non family house holds / no related persons				
Youghal	2002	64	40				
Youghal	2006	48	88				
	Per cent	2%	4%				
National	2006	43,426	64,144				
	Per cent	3%	4%				

Source: Census 2002 + 2006

Comment

By and large the distribution of household category approximates that of the national average.

Number or persons residing in the following categories of household 2002 +2006						
	Total persons	One person	Husband + wife or couple	Husband + wife or couple with children	Lone mother with children	Lone father with children
2002	6,210	576	818	3,236	698	97
2006	6,512	599	1016	3,220	796	102
	Husband + wife or couple with other people	Husband + wife or couple with children and other people	Lone mother with children and other persons	Lone father with children and other persons	Two family units with or without other persons	Three or more family units with or without other persons
2002	99	293	89	26	36	0
2006	116	168	80	10	107	0
	Non-family households containing related persons	Non family households containing no related persons				
2002	151	91				
2006	135	163				

Source: Census 2002 + 2006

Private dwellings with central heating			
Total	yes	no	Not stated
2,305	1,698	544	63

Source: Census 2002

The Cork Area Strategic Plan 2001-2020

The CASP proposes expanding Youghal and its environs at a steady rate over the 20 years of the plan. It proposes that the number of dwellings in Youghal Town should increase as follows (page 63):

Years:	Additional Dwellings:	Running Total:
2001	0	2,400
2001 - 06	400	2,800
2007 - 13	530	3,330
2014 - 20	480	3,810
2020 -	320	4,130

In addition it forecasts that Youghal Hinterland (including Killeagh and Castlemartyr) will have an increase of 1,000 dwellings in the period.

Population: The population of Youghal Town is projected to grow from an existing 7,230 to 9,650 in 2020.

Youghal hinterland is projected to grow from 9,220 to 9,410 in the same period. Existing Planning applications would exceed these projections in the early years, if they were implemented. It seems more likely that construction will be spread over a longer period.

In table 3.4 (page63) of the Cork Area Strategic Plan it is proposed that Youghal will expand in accordance with the following schedule.

	No. of households in 2000	Additional Dwellings Proposed				
		Tranche 1	T1+	Tranche 2	Tranche 3	Tranche 4
Approx date of Tranches		2000-2006		2007-2013	2014-2020	Post 2020
Youghal:	2,400	400	0	530	480	320
Cumulative total of hsehlds		2800		3300	3780	4100
Population Equivalent @ 3 persons per household	7,200	8,400		9,900	11,940	12,300

Source: adapted from table 3.4 (page63) of the Cork Area Strategic Plan

These figures are targets rather than projections. The towns population of 6,785 recorded in the 2006 Census is somewhat below the target, however if the town continues to expand at the rate of 150 dwellings per annum this should add some 3,000 people to the population which will bring it more or less in line with the CASP targets for Tranche 2.

3.6.1 Availability of Residentially Zoned Land

At the time of writing (summer 2007) there was some 60.8HA of residentially zoned land that was undeveloped and available for development subject to the availability of infrastructure within the YTC area and a further 10.5 HA. of land in the County Council area giving a total of 71.3 HA. (Undeveloped residential land is defined as residentially zoned land that had not had its topsoil stripped for development in the summer of 2007).

On the assumption that all this land can be serviced during the Plan period and at an average density of 25 units per HA., this would provide land for some 1,930 dwelling units over the plan period. In 2005-2006 it is estimated that some 150 dwelling units per annum were built. There has been some slow down at the time of writing (summer 2007) however assuming that a similar rate of development will prevail for 2009-2016, 2016 being the end of the Plan period, this will result in c.1,200 (8X150) dwellings being built over this time frame. It would require some 240 houses per annum on average to be constructed over the eight year period for the existing and proposed zoned land to be exhausted. These figures do not take account of any additional apartment development in the town centre or tourist related zoned areas. While the future is always unpredictable the Council are reasonably confident that there is sufficient residentially zoned land within and adjoining the Town Council area to satisfy the town's residential development requirements over the Plan period. It is possible that additional lands may be zoned for residential development in the County Council area during this period.

3.6.2 Housing Strategy

Part V of the Planning and Development Act 2000 required each Planning Authority to prepare a strategy to provide for the housing of the existing and future population of their area, and to incorporate the strategy into their Development Plan.

Accordingly the 11 Planning Authorities in Cork (County Council, City Council, and 9 Town Councils) produced a Joint Housing strategy to address the housing needs of the existing and future population of Cork to 2011. Copies of the Strategy may be purchased or inspected in the Town Hall.

During the period of the last plan a Variation was adopted which incorporated the Joint Housing Strategy, (prepared by the 11 Planning Authorities in Cork), into Youghal's Development Plan. This has a requirement that 20% of most land on which residential permissions are granted be transferred to the local authority for Social and Affordable housing. (As an alternative complete houses, or serviced

sites may be transferred). The value of the land transferred will usually be at agricultural rates. (This is subject to very detailed legal conditions and requirements in the Act). It is anticipated that it will make a very significant impact on the problems encountered by people wishing to get on the housing 'ladder'. The strategy is included as a specific objective of this plan.

Table 4, page14 of the Cork Planning Authorities Joint Housing Strategy set the following targets for housing size and distribution:

Household size and distribution		Urban housing size distribution		Suburban housing size distribution	
1 person	27%	1 bed	15%	1 bed	5%
2 person	34%	2 bed	35%	2 bed	20%
3 person	16%	3 bed	35%	3 bed	40%
4 person	16%	4 bed	10%	4 bed	25%
5+ person	8%	5 bed	5%	5 bed	10%
Total	100%		100%		100%

The above may not be entirely appropriate to Youghal where there is perceived to be a need for low density residential developments. The following standards may be more appropriate to Youghal:

It is desirable that the following guidelines will apply to new developments on sites in excess of 10 acres:

- 20% of total floor space shall comprise detached houses in excess of 180 sq m.
- 20% of total floor space shall comprise other houses with a floor space in excess of 150 sq m.
- 50% of total floor space shall comprise semidetached and terraced houses with floor spaces in excess of 95 sq m.
- 10% shall comprise duplex and other units with floor spaces below 95 sq m but in excess of 60 sq m.
- A crèche shall be provided in accordance with the DOELGH provision of childcare facilities.

Travellers Accommodation

There are no traveller's resident within the town boundary who are not housed. Provision will be made as part of the normal programme, if the need arises.

3.7 COMMUNITY FACILITIES

There is a community centre located on Main Street and a new swimming pool and leisure complex had been completed in the Claycastle area.

The first phase of the Bru Na Si Cultural facility has recently been completed and this provides an excellent addition to the inventory of Community and Cultural facilities within the town.

3.8 RELIGION

There are five churches in the town, three Catholic, one Church of Ireland and one Methodist.

The following table has been extracted from the 2002 Census:

Religious affiliation – 2002						
Religion	Total	Roman Catholic	Church of Ireland (incl. Protestant)	Other Christian religion, n.e.s.	Presbyterian	Muslim (Islamic)
Youghal	6,597	6,015	190	7	8	6
		91%	2.8%			
Towns 5,000 – 9,999 population	233,939	211,327	5,629	1,200	799	972
		90%	2.4%	0.5%	4.3%	0.4%
Source: Census 2002						

Religious affiliation – 2002						
Religion	Total	Orthodox	Methodist	Other stated religions	No religion	Not stated
Youghal	6,597	9	23	40	190	109
			0.4%	0.6%	2.8%	
Towns 5,000 - 9,999 population	233,939	714	643	2,176	6,494	3,985
		0.3%	0.35%	0.8%		
Source: Census 2002						

Comment

The distribution of religious faiths approximates that of other towns of similar size.

3.9 CIVIC FACILITIES

Library

A branch of the County Library is situated in the River Gate Mall in North Main Street. Cork County Council accepts that the facilities are inadequate for a town of Youghal's size. A site has been purchased on the Main Street and funding is awaited.

Town Hall

The Town Hall is located in the Mall and most of the Town council services are delivered from there including the Town Engineers office and Town Architect. The Town Hall currently hosts the Courthouse in atrium.

Fire Station

Cork County Council have built a temporary two bay station on Kent Street. This greatly improved the facilities for the retained brigade. Provision of a permanent station is currently being prepared.

Tourist Office

The Tourist Office/Visitor Centre is situated in Market House at Market Square. This includes a heritage display which traces the development and history of Youghal. It gives a fitting display for some of Youghal's memorabilia.

Cultural

A private Heritage Museum has been opened at Foxes Lane. This displays a fascinating private collection of domestic and industrial artefacts for everyday use.

The council have renovated the clock gate. The Heritage Society has opened an archive centre to store Youghal's records and service the growing demand for family histories.

The council have received grant approval for an extension / renovation of Mall House to provide a multi-purpose theatre / gallery. This has recently been completed.

Garda Station

The Garda Station is located in O'Brein's Place near Carlton wharf.

Courthouse

The old Court house is located in a historic building but is in a dilapidated condition. The court is currently held in the Atrium at the rear of the Town Hall.

Social Welfare Office

The social Welfare Office is located at Store Street.

Community Welfare Office

The Community Welfare Office is located in the grounds of the community hospital.

Town Parks

There are a number of Town Parks namely:
1798 Memorial Green Park,
The Millenium Park on the north side of the town,
Keane Park and
The College Gardens.

3.10 EDUCATION

There is one Montessori School in the town along with a number of play schools.

There are four primary schools including one Gaelscoil. The existing primary schools are located in old buildings near to the town centre.

A new Community college has recently been opened in Knockattigan and has replaced the previous three secondary schools.

Comment

A substantial portion of the existing and future population will be located in the suburbs and it may prove attractive to relocate one or more of the primary schools in this direction and recycle the existing buildings for new uses. This would reduce travel distance to school, encourage walking and cycling and reduce congestion in the town centre. It will be essential that any new primary schools are located within the town boundary.

The following tables have been extracted from the Census:

Number of persons with third level qualification - 2002							
	Total	Educ'n	Art	Hum'ts	Social science	Life science	Physical science
YGH	793	44	31	58	114	7	27
	Total	Maths	CPU + IT	Engin Archit	Agric Vet	Medic	Tour
YGH	793	3	36	100	12	93	52

Source: Census 2002 Vol 7, Table 24.

Number of persons aged 15 or over classified by age at which full time education ceased - 2002									
Tot	Tot educ ceas'd	>15	15 Yrs	16 Yrs	17 Yrs	18 Yrs	19 Yrs	20 Yrs	21 Yrs
5287	4,651	619	389	642	576	679	217	141	167
Tot	22 Yrs	23 Yrs	24 Yrs	25 Yrs	Not stat	Educ not ceas	Tot in univ	Other econ stat	
5287	129	63	44	124	861	636	438	198	

Source: Census 2002 Vol 7, Table 12.

Population 15 years or over classified by age of completion of education - 2002					
Total	Tot educ ceased	primary	Lower secondary	Upper secondary	Third level non deg
5,287	4,651	1,091	1,097	1,300	430
Third level degree	Not stated	Total educ not ceas	Tot in educ	Other econ status	
434	299	636	438	198	
Source: Census 2002 Vol 7, Table 4.					

Comment

The town has a total population of 6,597 in 2002 and of these 793 have third level qualifications, or 12% of the total. The state had a total population of 3,626,087 in 2002 of which 626,245 had a third level qualification, or 17% of the total. The town lags behind the rest of the country in this regard.

It would be desirable to encourage the provision of third level outreach educational programs in the town.

3.11 SPORT RECREATION AND AMENITY

Sport and recreation is an important element of the town's attractions and it is the intention of the Plan to encourage all residents in the town to participate in sport and recreation.

The following is a list of Sporting Associations and Clubs:

- Youghal Tennis Club
- Youghal Cycling Club
- Youghal Bowling Club
- Youghal CYMS
- Youghal Boyscouts
- Youghal Karate Club
- Youghal Bay Bridge Congress
- Youghal Vintage Club
- Youghal Badminton Club
- Youghal Handball Club
- Youghal Rugby club

In addition the town has the following facilities:

Outdoor

- Beaches (Blue Flag)
- Tourist Trail (including Guided tours)
- River and Sea (Angling & Boating)
- 18 hole Golf Course

18 hole Pitch & Putt Course
Floodlit Tennis Courts
G.A.A. Pitches
Soccer Pitches
Rugby Pitches
Dog Track

Indoor

Visitor Centre
Heritage museum
Public Houses
Restaurants
Amusements
10 pin bowling
Snooker Hall
Squash Courts
Badminton Court
Cinema
Community Hall / Theatre

The council are negotiating with the athletics association for the development of a running track on land owned by the council. The Council have completed a major new swimming pool / leisure centre at Claycastle.

The County Council commissioned the Cunnane Stratton Reynolds (1998) Cork Recreation Needs Report in 1998. This contains some useful standards on provision of sports facilities and leisure facilities.

Based on the metrics of the Cunnane, Stratton Reynolds report a preliminary estimation would suggest that a population of 15,000 would have a minimum requirement for 10-30 acres of sports and active recreation space additional to current provision during the Plan period 2009-2016. (This does not include parks, amenity spaces and golf related areas). It would be desirable that the above acreage be dispersed in small 3-5 acre blocks around the town close to residential and educational buildings rather than in one monolithic block.

It is desirable that such spaces are located within the built up areas rather than out in the countryside to enable such spaces to be readily available to young people without reliance on motorised transport. It would be desirable that the Town Council work with the County Council towards this end. C/f table 3 on page 55 of CSR.

Recreation

Recreation is an essential part of the life of any town and is a major component of the Quality of life rating for a town. Apart from the benefits for the existing residents a rich and diverse recreational environment renders a town attractive to investors and entrepreneurs.

The following are some of the recreational organisations located in the town:
Bridge club in the Walter Raleigh Hotel
Cinema located in Friar Street
New theatre is located upstairs in the Mall Arts Centre in the Town Hall.

The following festivals are held:
The Maritime festival.
The Walled Towns festival
The “Youghal Celebrates History” Conference

Amenity

Youghal enjoys a naturally attractive topography overlooking a very scenic harbour. These natural amenities are enhanced by well located and designed heritage buildings.

The town enjoys a number of parks maintained by the Town Council;
The 1798 Memorial Park.
The College Gardens
Millennium Park
Keane Park

There are a number of superb Beaches at the southern extremity of the town. As well as a number of popular “Urban beaches” being quays that have silted up and are regularly in use.

There are also Promenades to the south of 1798 Memorial Park and along the beaches. The Blackwater Estuary and harbour is one of the finest in Ireland and has huge potential for further enhancement.

Comment

Amenity can be considered under the headings of Passive amenity, Visual amenity, Ecological and educational amenity.

Due to the towns topography many of the roads run in an north-south direction, which afford attractive views of the harbour. There is a need for a general objective restricting development that would impair views of the harbour.

It will also be desirable to look at the possibility of improving the hard and soft landscaping of many of the towns open spaces particularly in the suburbs.

It will be desirable to explore the feasibility of a cycle path, footpath and linear seashore park from the northern extremity of the “SlobBank” to the Redbarn.

3.12 HEALTH AND WELL BEING

There are two Hospitals - the District Hospital and St. Raphaels Hospital for the Mentally Handicapped, and a Welfare Home for Senior Citizens. Shalom house and St. Francis Court provide sheltered accommodation for elderly people. The Community Welfare Office is located in the Hospital grounds.

The term Health and Well-Being has been chosen to progress beyond traditional concepts of health as being an absence of physical malady and to adopt a more holistic approach which encompasses physical, social, emotional and cognitive well being.

The largest player in the Health and Well Being industry is the Southern Health Board (SHB). The Board employs 13,000 persons in Counties Cork and Kerry (6% of total workforce) and has an annual budget of £500 Million.

It is possible to categorise the issue of health and well-being into a number of aspects:

- Traditional 'narrow' focus of remedial and support role approach to Health and Well Being – In the past health has been perceived as a matter of remedying illness by means of GP's, day care centres, complementary medicine centres, hospitals, pharmaceutical etc. While this 'traditional' role still remains an important consideration it is also an approach that needs to be broadened (as is discussed below). However within this narrow 'traditional' perspective the provision for the traditional, remedial and support role of the Health and Well Being industry facilities will be addressed by means of allocating and zoning land for the relevant land uses.
- Environmental factors of Health and Well Being; consideration of Health and Well Being is wider than simply allocating space for remedial and support functions. In order to consider the Proper Planning and sustainable development of an area the effect of environmental factors on Health and Well Being must also be considered. eg. The effect of transport, recreation, pollution control etc. on health need to be considered in formulating strategies and plans.
- Environmental effects on Health and Well Being are wider than physical factors. The Political, economic and social environment also impinge on health and well being. For example the effect of Social equality, income distribution, availability of employment etc. all impact on Health and Well Being. It is important that these factors be addressed by considering the effect of Objectives, Policies, Strategies, Zonings and standards of the Town Plan on the Regulatory, Economic and Social environment. The County Development Board has drafted a County wide strategy to address these considerations. It is the intention that the Economic, Social and cultural elements of the CDB Strategy will subsequently be translated into the Objectives, Policies, Strategies, Zonings and standards of the Town Development Plan.
- In addition to environmental factors, Lifestyle factors also impinge on Health and Well Being. e.g. Effect of exercise, alcohol, smoking, excessive watching of TV etc. all impact on Health and Well Being.

By 'Health Proofing' its Objectives, Policies, Zonings and Standards the planning authority intends to facilitate and enable Lifestyle factors to be enhanced. E.g. By providing ample recreational opportunities, encouraging pedestrianisation, enabling safe cycling etc. it will facilitate and encourage exercise and other healthy lifestyle activities and attitudes.

- Besides Environmental and lifestyle factors age, gender and genetic factors also impinge on Health and Well Being (e.g. people are more vulnerable to illness as they get older, males have less robust immune systems in certain dimensions, certain persons are genetically disposed to certain weaknesses and illnesses etc.). In addition to 'Health Proofing' its plans the planning authority will attempt to identify and articulate the effects of Age, Gender and Genetic factors on Health and Well Being it will attempt to ameliorate these effects in devising its objectives, policies, zonings and standards.

It will be desirable that the planning authority address these items by means of various objectives.

Social welfare office

The social Welfare Office is located at Store Street.

The Community Welfare Office is located in the Hospital grounds at the top of Cork Hill.

The Child Perspective

There were some 1,376 children between the ages of 0-14 recorded in the 2006 census for Youghal and if we assume that the age distribution is even we would expect that some 500 children under the age of five years. Both these figures represent a very substantial section of the population and a section that is often neglected in the provision of services and amenities. For this reason it is important that the child perspective is included in all development plan strategies, objectives and standards and that provision is made for adequate childcare facilities, play areas, sports amenities and child amenities. It is also important that the child perspective is included in the provision of infrastructure and accessibility facilities.

3.13 CHILDCARE

The above figures also indicate a need for childcare and preschool facilities. In addition there is also a need for after-school child minding services.

The following is an extract from the County Development Plan 2003-2009 (pps. 97-98) relevant to childcare:

National policy recognises childcare facilities as integral to economic and social well being. The National Anti-Poverty Strategy identifies child care provision as a means of alleviating poverty and social exclusion.

The Childcare Facility Guidelines for Planning Authorities published by the Department of the Environment and Local Government (June 2001) emphasise the role of planning in the promotion of increased childcare provision, ensure adequate standards of provision and protection of the local environment. The detailed regulation of childcare facilities is carried out in accordance with the Child Care (Pre-School Services) Regulations, 1996. The specific Zoning objective in the Plan contains specific objectives for the provision of Child Care Facilities as an integral part of new development.

From the Development Plan point of view it is important to ensure that provision is made for childcare facilities to be in appropriate locations including residential areas, town and neighbourhood centres and employment areas. One of the more important locations for childcare facilities will be larger new housing developments. Here normally, provision should be made for well-located, purpose built childcare facilities in developments of 75 dwellings or more. The size and number of the facilities should be determined in relation to local needs and likely future demand from the immediate locality. In existing housing developments, the establishment of small crèches will be considered, but the premises must remain primarily residential and traffic and access arrangements must not interfere with general residential amenity.

In town and neighbourhood centres and employment areas the provision of child care facilities will, normally, be encouraged. Facilities located in these areas should be able to provide open space, good access to public transport and any cycle routes, off street car parking and drop off and collections points.

Reference may also be made to the Cork County Childcare Committees Strategic Plan 2001-2006 which states as its mission statement:

“Cork County Childcare Committee will develop and implement a coordinated childcare strategy for Cork County. It will support the development and provision of a range of integrated, high quality, accessible and affordable care and educational initiatives for children from birth to twelve years of age. This will be achieved through partnership with all existing service providers and by the provision of co-ordination mechanism at county level”.

Youghal is reasonably well served with child care facilities including:

- Rocking Horse Crèche,
- Roseville House pre-school,
- Clashmore after school services,
- Sr. Enda Dineen child minding service,
- Little Cherubs Montessori Play school.

Comment

It will be desirable that the child perspective is included in all development plan strategies, objectives and standards and that provision is made for adequate childcare facilities, play areas, sports amenities and child amenities. It is also desirable that the child perspective is included in the provision of infrastructure and accessibility facilities.

3.14 PEOPLE WITH DISABILITIES

The following tables have been extracted from the 2002 Census:

Number of persons with a disability					
Disability	Total persons	Total persons with a disability	Blindness, deafness, or a severe vision or hearing impairment	A condition that substantially limits one or more basic physical activities	Difficulty in learning, remembering or concentrating
Youghal	6,597	809	209	433	339
Towns 5,000 - 9,999 population	233,939	20,789	4,922	11,546	7,177
Disability	Total persons	Difficulty in dressing, bathing or getting around inside the home	Difficulty in going outside the home alone	Difficulty in working at a job or business	Total disabilities
Youghal	6,597	285	340	486	2,092
Towns 5,000 - 9,999 population	233,939	5,835	7,492	11,876	48,848

Comment

As can be seen the proportion of persons with a disability is quite high compared to the average for towns of this size

Number of carers - 2002							
Unpaid Help	Total persons	Total carers	1-14 hours a week	15-28 hours a week	29-42 hours a week	43 or more hours a week	Carers as a % of total persons
Youghal	5,287	227	133	22	11	61	4.3
Towns 5,000 - 9,999 population	181,863	8,176	4,715	787	441	2,233	4.5
Source: Census 2002							

Comment

As can be seen the proportion of carers approximates that of other towns of similar size.

Instead of “planning” for people with disabilities, as if they were passive recipients of planning expertise, one of the objectives of this Plan will be to encourage and enable participation by people with disabilities in the planning process.

The community with disabilities comprises some 10% of the population. In other words there are over 800 people in Youghal who have a disability of one form or another. There are also 2,100 persons under the age of 14 (children have special accessibility and other needs), 1,100 people in Youghal over the age of 65 and at any one time there are on average 180-200 pregnant women in Youghal. Out of a total population of 11,000 only 60% are not under 14 years of age, not over 65 years of age and do not have a disability. Forty percent of the population who have special accessibility needs is a very significant proportion of the population. (Table 5A, 9A, Vol I, 2002 Census)

The National Disability Authority (1999) Act defines disability as:

“A substantial restriction to participate in economic, social and cultural life due to enduring Physical, Sensory, Learning, Mental Health or Emotional impairment”.

Disability is an evolving concept. Some illustrations of the range and diversity of disability are:

Physical: Wheel chair, Speech impaired etc.

Sensory: Blind, Deaf etc.

Learning: Autism, dyslexia, language difficulties.

Mental Health: Bipolar disorder, Schizophrenia etc.

Emotional: Depression, Anxiety, Social Phobias etc.

Planning/Designing for people with disabilities is complex and technical due to:

The complexity of needs of people with disabilities.

The range and diversity of disabilities.

Contradictions (and Synergies) between the needs of the various categories of disability and the needs of the population without disabilities.

There is also a shortage of expertise on the subject. Until recently Planning/Architecture/Engineering etc. courses rarely included modules on designing for people with disabilities. Specific disability design expertise is rare and not always easy to source. There has been some work carried out but much more needs to be done.

A second area of concern is the predominant planning/design philosophy. This is generally the post-design, modification/bolt-on school of design. In this approach the town/building/bridge or whatever is designed to meet the requirements of an average twenty five year old fit male and then subsequently modified with some facilities to cater for some categories of disability.

A third aspect is the Planning and Development Act 2000. S.10 includes 13 categories of objective which must be included in the Plan. None of these 13 categories of objective refer to Disability

The First Schedule (p.256) of the 2000 Planning Act lists 55 categories of objective that may be included in a Development Plan. One category (Part III (c)) refers to facilities for people with disabilities. A Development Plan may include objectives for providing facilities for people with disabilities. There is no legal obligation to do so. There is of course a social and moral obligation in this regard.

It would be desirable therefore for this plan to take cognisance of these facts and to adopt a disability friendly planning/design philosophy. This would include:

- Disability Design ad initio – a pro-active positive attitude and consciousness of people with disabilities from the start.
- Needs of people with disabilities “Designed in” (not post design modifications)
- Range and Diversity of Disability recognised
- Technicality and Complexity of disability recognised.

The publication *Building for Everyone* (2002) by the National Disability Authority refers to the issue of personal ability and specifically mentions

- Mobility
- Hearing
- Vision
- Breathing
- Grip
- Height
- Other considerations

and places responsibility for responding appropriately with:

- The developer
- The designer
- The builder
- The manager
- Central government
- Local authorities
- National Disability Authority

The document distinguishes between the external environment and buildings. For the most part it is considered that the building regulations are best suited to ensuring that buildings are adapted to the full range of potential users.

On this basis it is felt that the Development plan might be more usefully orientated towards the external environment. "*Building for Everybody*" categorises the external environment as follows:

- The natural landscape such as mountains, beaches, peat lands etc. (Checklist on p.41)
- The tempered landscape such as parks, golf courses, woodlands and arboreta etc. (Checklist on p.49)
- Tamed landscape such as parks, cemeteries, sports grounds, gardens pavements, parking areas, plazas, etc. (checklists p50-55)

Youghal town has a share of each of these different categories of external environment although being an urban area the bulk is represented by "tamed landscapes".

The central issue relating to these categories of landscape is the importance of accessibility for everyone. From a town planning perspective there are no major implications for land use per se. i.e. it is generally not necessary to introduce new or specific land uses to cater for people with disabilities. The focus is primarily on the issue of accessibility for everyone to and between land uses. Accessibility for everybody therefore needs to be designed into the development plan process.

It is desirable that the Plan addresses the needs of people with disabilities and includes appropriate objectives in the Plan.

3.15 CULTURE

There is an Arts Network based in the town and an Arts Centre located in the Town Hall. There is a private museum located in Foxes Lane and a Visitor Centre and Interpretation Centre in Market Square. A Maritime Festival is held each year as well as a Walled Towns Day held in August.

Tourism and the arts enjoy a tremendous synergy and mutually support each other. Artists in a community lend an exotic, cosmopolitan air to any community and provide the social backdrop that attracts creative, new economy entrepreneurs. A lively tourist industry both supports the artists and also support a richer cultural and entertainment milieu than the indigenous population could support. This in turn is attractive to the new economy entrepreneurs.

SOMA and the Mission district in San Francisco are examples of such artistic communities attracting and holding a vibrant new economy. Closer to home Galway has developed an artistic milieu and reputation over the past twenty years that today makes it the most attractive town for software start-ups in the country outside Dublin. While Galway always had a strong musical artistic community it has strategically strengthened its reputation and artistic infrastructure by promoting a range of cultural festivals. These include:

- Cuirt
- The Arts Festival
- The Film Fleadh
- The Oyster Festival

It has also supported movements like Macnas, Druid, various musical groups and has provided the artistic performance space known as “An Bosca Dubh” - the Black Box. For a relatively small investment twenty years ago Galway continues to reap an enormous return.

3.16 IRISH LANGUAGE

The following tables were extracted from the relevant census:

Number of Irish speakers and frequency of use - 2002						
Frequency	Total	Daily	Weekly	Less often	Never	Not stated
Youghal	2,525	675	235	879	690	46
	%	27%	9%	35%	27%	1.8%
Towns 5,000 - 9,999 population	91,544	19,387	8,669	33,980	27,750	1,758
	%	21%	8.7%	13%	29%	1.8%

Source: Census 2002

Comment

We can see that Youghal has a higher than average daily use of Irish.

Number of Irish speakers - 2002					
Irish Ability	Total	Irish speakers	Non-Irish speakers	Not stated	Irish speakers as a percentage of total
Youghal	6,332	2,525	3,684	123	40.7
		40%	58%		
Towns 5,000 - 9,999 population	222,432	91,544	126,423	4,465	42.0

Source Census 2002

Comment

The ability to speak Irish is slightly lower than average.

In recent years, some progress has been made in promoting the use of the Irish language in the everyday life of the community. This is evidenced on shop and pub fronts, general advertising signs, directional signs, street names, etc.

This promotion has become synonymous with towns in County Cork like Youghal and has created a sense of national identity which is readily recognisable by both tourists and locals alike. The Town Council has been to the fore in this movement and will continue this policy as directed by the Minister of the Environment, directive F.15/74 and F.2/86, which states

"Local Authorities should use a bilingual format for name plates for new housing areas and for name plates in old housing areas when they are due for replacement if an English only format is used at present. In selecting a name for a housing scheme, established local names should be used in preference to names which have no local connection. In doing so, local authorities would ensure that historic place names are preserved and not allowed fall into disuse...."

"Local Authorities should make available the official version of names of streets, roads and residential areas to ensure that the Irish form of address can be used in the addressing and delivery of mail without causing undue difficulty to the postal services. Special care should be taken to ensure that the Irish versions of street and place-names are correct as regards spelling and grammar. The Minister has been assured by the Place names Commission that their services are available to local authorities for advice as to the correct Irish version of place names".

RTE transmits TG4, the main Irish Language Channel into the town and environs. A Gaelscoil has been opened in the town.

Under new regulations introduced in 2004 all signs and place names must be indicated in Irish, along with all other signs and Council produced documents. It is the intention of the Town Council to comply with the spirit of this legislation.

3.27 VOLUNTARY SECTOR

There is a strong voluntary ethos in Youghal. The following are some of the voluntary organisations located in the town:

The following is a list of Residents Associations:

- Quarry Road,
- Dysart Grove
- Knockaverry Estate
- McCurtainstown
- Raheen Park
- Crestfield
- Bayview Grove
- Woodview Court
- Dermot Hurley Estate
- Blackwater Heights
- Sweetfield Estate
- Dun Coran

- Hillview
- Gallaghers Mews
- Woodland Grove
- Chestnut Drive
- Priory Court
- Seaview Place
- Sarsfield Terrace
- North Road Residents Association
- Kilcoran Park.

The following is a list of voluntary groups:

- Meals on wheels
- Visual Arts Group
- Dyslexia Association of Ireland
- Albrin Society
- Comhaltas Ceoltoiri Eireann
- Cumann na Daoine
- Womens Network
- Adult Literacy Group
- Youghal Tidy Towns Committee

It is the intention of the Plan to encourage and work with the voluntary groups in the town to achieve the objectives of the Plan.



SECTION 4: HERITAGE AND CONSERVATION SURVEY

4.0 HERITAGE AND CONSERVATION

Heritage Council (2000) Heritage Appraisal for Development Plans

The “National Heritage” is defined in the Heritage Act, 1995 as including:

- Monuments
- Archaeological objects
- Architectural Heritage
- Flora
- Fauna
- Wildlife Habitats
- Landscapes
- Seascapes
- Wrecks
- Geology
- Heritage Gardens and parks
- Inland waterways.

This clearly refers to physically extant structures but obviously cultural artefacts such as literature, music; folklore etc is also part of the town's heritage.

"A "Heritage Appraisal" is a process used to assess systematically, comprehensively and impartially, the effects on the heritage of plans, programs or policies or any combination of these. A Heritage Appraisal helps to ensure that the full scope of heritage considerations is dealt with fully and consistently (although not necessarily in great detail) throughout the preparation of any plan or programme. It is an iterative process, intended to help modify a plan or programme as it is developed in order to Maximise potential benefits for the heritage." – Heritage Council(2000) Heritage Appraisal for Development Plans.

Comment

When we examine the social construction of heritage we find that the identification of an artefact as heritage is a combination of expert, popular and political decision making. During the past 20 years the definition of heritage has broadened considerably to include technological, scientific and vernacular artefacts. In 20 years time it is possible that our definitions will have broadened again.

An important aspect of heritage is the issue of conserving a representative sample of the heritage germane to an area. For example in a county that has only one thatched cottage left does that cottage have more heritage value than one in a county that still has many hundreds remaining? A town needs to adopt a portfolio approach to its heritage both in terms of diversity and balance.

The document offers the following benefits from carrying out a Heritage Appraisal:

"The heritage is an integral part of the wider environment, interacting with all other aspects of the world around us. It is fundamentally important to the quality of life for people, to their education, culture, health and well-being, enjoyment and amenity, and to the economy and special identity of Ireland" (p.8-a.8).

National Heritage Plan Ireland

"The increased focus on, and public support for, protecting our heritage is a reflection of the more self assured, prosperous and educated society which has emerged in Ireland in recent years. Heritage is valued by the people of Ireland not only for its intrinsic value but for its economic benefits through tourism; the educational benefits of studying monuments, archives, flora and fauna; and the cultural and recreational benefits of castles, museums, canals and parks". – P.3 Foreword

"While our heritage is inextricably intertwined with our sense of identity, it also affirms the historic, cultural and natural inheritance which is shared on the island of Ireland. For present and future generations who will live in Ireland that inheritance has the ability to enhance and enrich the context of everyday existence. It has the capacity to vividly convey to visitors and those living in Ireland alike what it means to be Irish. In short, our heritage

is a presence which physically expresses the essence and the heartbeat of our collective historical identity.” P.7

Comment

The quality of scenery in Ireland has been identified as the single greatest attraction we have to offer overseas tourists, who in 2000 contributed almost €3.8 billion (£3 billion) to the economy. A 2000 survey demonstrated that over 50% of overseas tourists had engaged in cultural or other heritage activities during their holidays, while other surveys showed that in 1998 over 600,000 overseas visitors engaged in outdoor activities such as hill walking, cycling, angling, or cruising on our inland waterways. Ireland’s physical environment has also been identified as a major attraction for the international film industry, which in 1999 generated over €116.82 million (£92 million) for the economy through productions in Ireland as well as providing valuable work experience for those employed in the Irish film industry.

Our heritage plays an economically valuable, if unquantifiable, role in other areas of activity. For example, Ireland’s food and beverage exports, which were valued at over €6.35 billion (£5 billion) in 2000, are assisted greatly by the reputation of our unspoilt natural environment, while Ireland’s arts and craft sectors continue to draw inspiration from our natural and cultural heritage. Economic considerations primarily influence the choice of location to invest capital and create employment, but our quality of life, the richness of our cultural heritage, and our local environment should not be underestimated in this respect. In this and in other regards, our heritage in all its manifestations is one of Ireland’s key assets.

Planning and Development Act 2000

The planning act 2000 refers to architectural heritage as structures

“of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest”.

It also refers to Architectural Conservation Areas as:

“the character of a place, area, group of structures or townscape, taking account of building lines and heights that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of protected structures”

Given Youghals wealth of heritage it will be desirable to include in the plan:

- Items in the Archaeological record – these are indicated on Map 6
- Record of Protected Structures - these are indicated on Map 8
- Architectural Conservation Areas - these are indicated on Map 7
- Views worthy of preservation - these are indicated on Map 4
- Natural Heritage Areas - these are indicated on Map 4

Investing in Heritage: A heritage-led regeneration strategy for Youghal 2005-2012, by John Cronin and Associates:

“In an historic town such as Youghal, there are two levels of tourism product. The obvious one is the site specific attraction such as the clock gate or St.Mary’s or the tourist centre or the individual speciality shop. This level, however, should be viewed as secondary to the primary level of the urban fabric of the town itself. This is made up of the townscape, the streetscape and areas and spaces which comprise the public realm. This is the level at which the visitor gains his or her first impression of a place and decides whether or not it is worth exploring further. This level is particularly important for the incidental visitor who may decide whether or not to stop in a place based upon their first impressions. It is only when the incidental visitor has made this decision to stop and explore, that he or she will engage with the secondary level of tourism product and will avail of the visitor facilities and services which are provided at the site specific level. It is for this reason that there is such an important link between heritage conservation of the historic urban fabric as a whole, rather than just key ‘honey pot’ sites or buildings, and the successful promotion of tourism in an historic town. There is a clear link, therefore, between the re-vitalisation of the historic built environment and the successful development of tourism. If Youghal is to be marketed on the strength of its heritage and culture, greater attention will have to be given to the retention of the quality, character and distinctiveness of the historic built environment and the maintenance of the public realm.”

The study identifies the main issues as:

- The conservation of protected structures
- Addressing vacant retail premises
- Defining a new role for the historic centre
- The issue of residential use in the historic centre
- Derelict sites
- Conservation of historic shopfronts
- Level of public access to heritage sites and features, including level of intellectual access and interpretation of heritage resources
- Key ‘attraction’ buildings in public ownership
- Quality of the public realm
- Road and footpath surfaces, traffic management and lighting
- Managing the Architectural Conservation Areas

The report recommends addressing all these issues and investing in fifteen ‘flagship’ projects grouped around seven strategy themes:

- Housing
- conservation
- Tourism
- Education/Awareness
- Waterfront
- Public Realm
- Access to Heritage.

Comment

The study provides a useful guide for the town on the way forward to develop its heritage. A number of recommendations have already been completed and it will be desirable to proceed with as many of the outstanding recommendations as are feasible.

Archaeology

The 'Urban Archaeological Survey of County Cork' contains a major section on Youghal. It identifies many archaeological sites and large zones of Archaeological potential in the town. A map showing these areas is included in this plan and objectives for development in these areas are included on Map 6.

There is a more extensive review of the archaeological remains in the Youghal Town Council area contained in Volume III of this Plan: Strategic Environmental Assessment, including a full list of the known archaeological sites in the Town Council area. (p.58-62).

The Youghal SEA states:

"Archaeological Potential of the Plan Area:

*Given the presence of substantial archaeological remains from many periods of the past within the development area; particularly the historic town of Youghal and the results of the various findings during previous excavations, such as the N25 Youghal Bypass works (which demonstrated the potential for previously unknown sites to be uncovered close to or within the plan area), it is deemed that the plan area is of **high archaeological potential**". (p.62) (underlining added)*

Register of Protected Structures, (RPS)

The "Proposed Structures for Protection for Youghal" prepared by Benchmark Architectural Research in 2007 stated:

"Youghal's rich history and unique seaside setting have resulted in a wealth and variety of architectural heritage within the town. A 2005 report carried out for Youghal Town Council [Investing in Heritage: A heritage-led regeneration strategy for Youghal 2005-2012, by John Cronin and Associates] points out that heritage and tourism are two of the town's main assets and are the key to its economic success. This being the case, the protection of the town's built heritage and urban landscape is very important, not only from the point of view of architectural conservation, but also in terms of the town's future prosperity and sustainability.

"Youghal has undergone three main stages in its morphology. The medieval walled town, established in the thirteenth century, of which some very important features remain, was extended in the eighteenth century, with terraces of Georgian buildings developed outside the town wall boundary. By 1837, according to Lewis, Youghal had expanded in all directions and the main streets contained rows of houses which were largely new or modernised. In the late nineteenth and early twentieth centuries Youghal was a popular tourist town and many Regency style holiday homes were built near the south strand at this time. The result of these phases and

Youghal's maritime history is a unique mix of built heritage and a variety of architectural styles within the town.

"The current Record of Protected Structures for Youghal requires expanding to cover further structures of substantial architectural, artistic, historical, cultural, archaeological, social, technical and scientific importance and interest; structures which contribute positively to the streetscape and whose alteration or removal would detract from or adversely affect Youghal's unique character.

"The historic centre of Youghal is of high architectural quality. It comprises a variety of elements including varying forms of civic spaces – The Mall and Market Square; historic buildings such as St. Mary's Collegiate Church, Myrtle Grove and Red House; buildings of high architectural quality; a mix of land uses and a pleasant rhythm to the street buildings as they follow the lines of the local topography and medieval street patterns. The quality is heightened by the strong roof profiles, with varying chimneystacks, which make significant visual statements along the streetscape.

"Despite urban sprawl, the town centre has generally retained its compact form and significant architectural qualities. In the main, historic structures and plots have been retained, however, there are quite a few areas of dereliction or disuse. The general layout of spaces and buildings is still as indicated on the 1840s Ordinance Survey Map. However, in recent years (most notably since the 1996 An Taisce report) there have been significant demolitions and rebuild especially concerning industrial buildings such as warehouses. The protection of historic structures, as well as the establishment of ACAs, is therefore necessary to curb this trend.

"There are other pressing issues, principally those of traffic, which at present attenuates the quality of civic spaces; the profusion of poles and overhead wires and the indiscriminate replacement of windows, chimneys, shopfronts and other architectural elements. It should be considered that the architectural and civic quality of an area can become eroded over time, not necessarily through major schemes, but rather through minor indiscriminate changes, which at present, do not form part of the planning process.

"In accordance with the provisions of the Planning and Development Act 2000 (Part VI Section 81), the Architectural Conservation Areas we recommend for Youghal are as indicated on the enclosed map and generally are as follows:

"ACA 1 extends from the medieval town walls to the west, including the historic centre, as far as the quays. Further we propose both Front Strand and Lighthouse Road can be considered as potential ACAs.

"ACA 1 is the historic heart of Youghal and encompasses generally the built up area within and including the town walls extending to quays. Front Strand will include Victorian villas and the fine railway station, the length of Lighthouse Road encompasses the lighthouse to the east and prominently sited villas to the west.

"This report includes an identifying description and photograph for each structure recommended for individual protection, together with an appraisal of its significance and further contextualising information. In addition, an accompanying database has been provided, containing a record for each structure, and further photographs of the recorded buildings."

It recommended the inclusion of over 400 structures in the Register of Protected Structures for Youghal.

Architectural and Townscape Appraisal

Youghal was originally a Medieval Walled Port. It is situated between the Blackwater Estuary and steep hills. This gives the old town a distinctive linear character. Much recent development (residential, community facilities and industrial) has taken place on land on top of the hills.

Town Centre (Commercial Area)

This is a long narrow area on both sides of the winding Main Street. The winding of the street gives a constantly changing vista with a major punctuation in the Clock Gate.

The character of the Main Street is very informal with many steps and set backs exposing parts of gables and giving an irregular roof-line. Most buildings are three stories high giving a very good sense of enclosure.

Youghal had a strong tradition of very fine shopfronts. Sean Rattery's book on the Shopfronts of Ireland contained more examples from Youghal than any other town. Like all other Irish towns this tradition died in the 1950's and 60's. Many fine fronts were replaced by illuminated plastic. This trend has been completely reversed and in recent years some fine traditional shopfronts have been re-erected.

Trees in Youghal

Youghal has a reasonable degree of arboreal heritage largely put in place during the suburban development phase during the nineteenth century. The following areas contain trees which it would be in the interests of the town to preserve:

- Yew trees in Myrtle grove gardens.
- Trees in grounds of St Mary's Collegiate Church.
- Trees in ground's of St. Mary's College.
- Trees behind Loretto convent and Walter Raleigh Hotel.
- Mature trees in grounds of St. Raphael's Hospital.
- Monkey puzzle tree in Ardrath Estate.
- Tree lined avenue to former Seafield Farm House.
- Mature trees at Grove House.

These are indicated as DPO-01-DPO-08 on Map 4 of the Plan.

Protected features of Landscape and Natural Heritage importance

The following natural features shall be preserved / conserved.
The pond and reed beds at the Pitch and Putt course, indicated are DPO-10 on Map 4 of the Plan.

Scenic Views

The Scenic Views from Golf Links Road (Between Poison Bush Lane and Rectory Road) shall be preserved indicated are DPO-09 on Map 4 of the Plan.



SECTION 5: ENVIRONMENTAL SURVEY

5.0 ENVIRONMENT OBJECTIVES

A full review and assessment of the town and the policies and objectives of the Plan are contained in Volume III, Strategic Environmental Assessment.



SECTION 6: INFRASTRUCTURE SURVEY

6.0 INFRASTRUCTURE OBJECTIVES

A more detailed review and assessment of the Infrastructure of the town in contained in Volume III of this Plan, Strategic Environmental Assessment.

The following is a brief review of the issues.

A Quay wall survey has been carried out by David Kelly Partnership on behalf of the Town Council and it is the intention to use the survey to obtain funds for ongoing maintenance of the structures.

The Town Council has a Coastal Protection Plan in three phases. Some money was available from the Department of Marine for Phase and has accomplished some 100 metres of sea wall promenade replacement. The remainder of Phase I and the other two phases will require additional funding from the Department.

6.1 ACCESSIBILITY

Youghal is thirty miles East of Cork on the main Cork/ Rosslare Road. This road has now been designated Euro Route E 30 (National Primary Road N 25). During the period of the last Plan the Youghal Bypass was completed which has reduced congestion in the town centre.

An inner relief road connecting Foxes Hole to Bawnmore is necessary to improve accessibility in the suburbs.

Parking

Parking is principally a problem due to the tourist season. The Council has commissioned a parking study which will become available in due course.

Street Lighting

Street lighting is currently being refurbished with underground cabling on a phased basis.

Public Transport

The following tables have been extracted from the Census.

Distance travelled to work - 2002						
Dist Travelled	Total	0 miles	1 miles	2 miles	3 to 4 miles	5 to 9 miles
Youghal	2,549	78	818	342	76	57
	%	3%	32%	13%	3%	2%
Towns 5,000 - 9,999 population	90,627	2,415	22,810	8,837	5,114	8,314
	%	2.7%	25%	10%	5.6%	9%
Dist Travelled	Total	10 to 14 miles	15 to 29 miles	30 miles and over	Not stated	
Youghal	2,549	38	313	395	432	
	%	1%	12%	15%	17%	
Towns 5,000 - 9,999 population	90,627	9,136	15,834	7,895	10,272	
	%	10%	17%	9%	11%	
Source: Census 2002						

Youghal is served by the following Bus Eireann services:-

- Cork-Youghal (five times a day each way).
- Cork-Waterford (ditto).
- Cork-London (daily).
- Cork-Birmingham (mid-June - mid-September).
- Excursion from Cork (Sundays in July and August).
- Slattery's Bus to London calls to Youghal daily (each way).

Passenger Rail Services from Cork ceased to operate many years ago. It is an objective of the Plan to encourage the re-opening of this line.

Comment:

We can assume that persons travelling more than 4 miles to work travel to destinations outside the town. Some 30% report travelling more than 4 miles to work which seems to be lower than the national average. For other towns of 5-10K in population we see that 45% travel 4 miles or more to work.

Means of travel to work – 2002 – Children ages 5-12						
	Total	On foot	Bicycle	Bus, minibus or coach	Motor cycle or scooter	Motor car: Driver
Youghal	674	135	1	151	0	0
		20%		22%		
Towns 5,000 - 9,999 population	26,121	9,208	401	3,804		
		35%	1.5%	7%		
%						
	Total	Car: Passenger	Lorry or van	Other means	Work mainly at or from	Not stated
Youghal	674	348	0	2	16	21
		51%				
Towns 5,000 - 9,999 population	26,121	11,415	85	66	469	653
		44%				
%						
Source: census 2002						

Comment

We can see that over half travel by car and and this is higher than the average for this size of town.

The numbers travelling by bus is three time the average for this size of town.

We note that only one travels by bicycle out of a total of 674 while the average for similar sized towns is 1.5%.

The numbers walking to school is only two thirds that of the average for towns of similar size.

There is clearly a case for providing footpaths and cycle lanes to provide a safe means of travelling to school.

Students aged 13-18 means of travel to school							
Means of Travel	Total	On foot	Bicycle	Bus, minibus or coach	Train or DART	Motor cycle or scooter	Motor car: Driver
Youghal	457	185	6	80	0	2	2
	%	40%	1.3%	17.5%			
Towns 5,000 - 9,999 population	18,305	9,114	638	2,722	417	45	72
		50%	3.5%	15%	2%		
Means of Travel	Total	Motor car: Passenger	Lorry or van	Other means	Work mainly at or from home	Not stated	
Youghal	457	176	0	0	4	2	
	%	38%					
Towns 5,000 - 9,999 population	18,305	4,880	28	26	179	184	
		27%					
Source: Census 2002							

Comment

For students 10-18 we see that only 40% walk to school compared to the average of 50%. Similarly the numbers cycling to school is only around a third of the average. The numbers travelling by car is 38% compared to the average of 27%. Again the case for adequate footpaths and cycle lanes is clearly evident.

6.2 WATER SUPPLY

The present drinking water supply is from River Glendine at Boola, County Waterford. It is treated and pumped to three reservoirs at the top of Cork Hill. This supply is adequate to meet the needs of the town and expansion programmes are in place for its upgrading.

The water is gravity fed / boosted to two ground level reservoirs (910,000 gallon total capacity) and water tower (100,000 gallon capacity) at the top of Cork Hill. Supply to the town is by gravity. Much of the old distribution system was renewed in the early 1980's.

The Town Council was its own Sanitary Authority until recently and Cork County Council is the current Sanitary Authority. There have been water shortages for the past three years and two measures have been initiated to assist:

- Provision of an additional booster station on the incoming trunk main from Boola.
- Pro-active leakage detection and repair program under the county wide Water Conservation Program.

The principal proposal to remedy the situation is to provide a new trunk main to Youghal and provide full treatment of capacity of the Boola output. This is expected to be completed by 2010. The present capacity of Boola is 3,500 cubic metres per day. There is sufficient reserve capacity to support additional development. The Cork Strategic Water Study (2006) has determined a need for an additional source of water for Youghal in the medium term.

6.3 SEWERAGE SYSTEM.

The present sewerage system is combined with the surface water drainage and receives primary treatment before being discharged into the estuary. Although the system is adequate for present capacity there is a need for separation of the effluent and construction of a treatment plant. Parts of the town centre are liable to tidal flooding. Separation of the foul and storm-water drainage is essential.

Because of the topography, the system is divided into two separate sections, each with their own discharge points. The western part of the town is brought to a comminutor station at the Green Park and discharged to the Estuary, East of the Green Park. The eastern part of the town is treated at a comminutor station at Raheen Road and a pumphouse at Dominic Collins Place and discharged to the Estuary, East of Youghal Shipping and Storage Company premises. There is another small outfall pipe serving the Industrial Estate at the Waterford end of the town. This discharges near the site of the Old Youghal Bridge.

A preliminary Report on the future of the sewage / drainage system has been approved by the Department of Environment. This includes the following main proposals:

- The separation of foul and storm water into separate systems (where feasible).
- The full treatment of sewage at a new waste water treatment plant to be constructed at Youghal Mudlands. An Environmental Impact Study on this site was submitted to Bord Pleanala and they have approved the location.
- The construction of a new outfall to Youghal Harbour.

It is hoped to have the new system including treatment plant completed by 2012.

6.4 ELECTRICITY SUPPLY

There are two 38 K.V. stations supplying the town and environs. One is located on the Kilcoran Road on the West of the town and the other at Kilnatoora, 2½ miles outside the town on the West.

Total capacity is 10 M.W. and there is approx. 3 M.W. spare capacity at present. It is concluded that the electrical supply is adequate to serve all foreseeable needs in the town.

6.5 TELECOMMUNICATIONS

The following table has been extracted from the Census:

Home Computing - 2002				
Home Computing	Total	PC ownership	No PC ownership	Not stated
Youghal	2,305	849	1,415	41
	%	37%	61%	1.7%
Towns 5,000 - 9,999 population	78,073	32,409	44,307	1,357
	%	41%	56%	1.6%
Home Computing	Internet Access	No Internet Access	Not stated	
Youghal	687	1,576	42	
	30%	68%	1.7%	
Towns 5,000 - 9,999 population	25,864	50,695	1,514	
	32%	64%	1.9%	
Source: census 2002				

Comment

PC ownership and internet access was a little below the average for towns of this size in 2002.

Telecommunications

Youghal has a modern digital Exchange connected to the Fibre optic network. The Digital Exchange can accommodate an increase very easily and Eircom foresee no problem in meeting the foreseeable demand. Service can be provided on demand and broad band facilities (computer lines, fibre optics supplies etc.) can be provided following discussion.

In the summer of 2007 the Municipal Area network (MAN) Phase II was under construction and involves the construction of 4.5KM of fibre optic

ducting. This runs through Main Street and up Cork Hill and it is the backbone from which future offshoots will be taken. It is a carrier neutral network. The objective is to extend this facility to the industrial areas to the north of the town. It is primarily geared to large users like schools and businesses. Its presence may prove attractive to future enterprises. Construction and commissioning should be completed by 2008.

6.6 REFUSE DISPOSAL.

Refuse collection in the town is operated by Cork County Council, once a week. In the period of the last Plan a "Pay by Weight" method of refuse collection has been introduced. A kerbside collection of recyclables has also been introduced.

In the period of the last Plan many extra litter bins have been provided in the town. This has been done directly by the Town Council and also by the Tidy Towns' Committee. Bins are collected once a day throughout the year.

The main streets are swept every week-day. In summer '*paper picking*' is carried out 7 days a week (including the beach)

Youghal landfill is one of only two sites operational in the South Cork area. It has a lifespan lasting until approximately 2012. A Civic Amenity Site has recently been developed there. The public can dispose of recyclable materials. This facility is open Monday-Saturday from 9.00AM-4.30PM to facilitate the deposition of recyclable materials into various receptacles. Domestic waste is also accepted at the facility. In the long term the County Council envisage the disposal of municipal type wastes at the Bottlehill facility, which is currently being commissioned near Glenville.

6.7 DERELICT SITES.

There are a number of Derelict Sites in the town, many of which contribute to a run-down appearance, particularly in the Docks Area. The Derelict Sites Act 1990 gives the Council added powers to deal with this problem. It also puts a duty on the Council to set up a Derelict Site Register and keep it available for inspection by the public. This has been done and has been very successful in many cases.